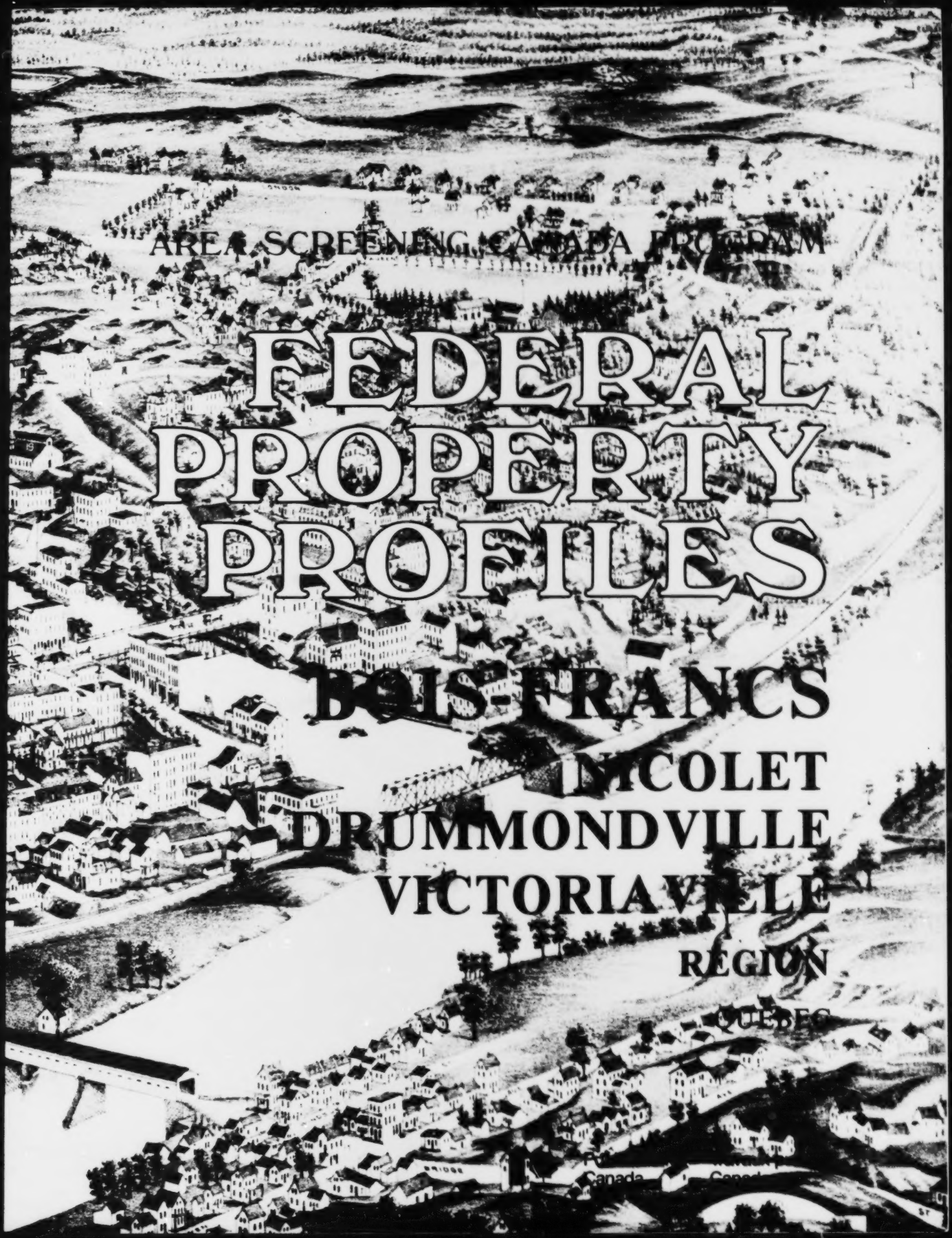
AREA SCREENING CANADA PROGRAM
FEDERAL PROPERTY PROFILES
BOIS-FRANCS
NICOLET
DRUMMONDVILLE
VICTORIAVILLE
REGION
QUEBEC

AREA SCREENING CANADA PROGRAM

FEDERAL PROPERTY PROFILES

BOIS-FRANCS

NICOLET
DRUMMONDVILLE
VICTORIAVILLE

REGION

QUÉBEC

PREPARED BY PUBLIC WORKS CANADA
REAL ESTATE SERVICES DIRECTORATE

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PREFACE

Real Estate Services Directorate of Public Works Canada, on behalf of the Treasury Board Advisory Committee on Federal Land Management (TBAC/FLM) carries out the Area Screening Canada Program to assist in the implementation of the Federal Land Management Policy approved by Cabinet in 1973. The basic principle of this policy is that federal lands should be managed so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

On December 11, 1985, the ASC report for the Bois Francs study area was presented and approved by TBAC/FLM.

As a follow up to this report, properties which appear to have potential for improved use are to be re-examined yearly or as warranted.

In order to help fulfill this policy principle, the ongoing Area Screening Canada (ASC) Program systematically reviews the current use of federal landholdings in selected study areas across Canada. Each ASC report includes a map of government landholdings located within the study area and an urban profile which presents selected information on social, economical and environmental factors as well as trends that may have an impact on federal real property management. Land planning objectives of the various levels of government have been compiled to supplement the profile. Following a general description of the characteristics of the overall federal presence, all landholdings are individually examined in their particular local context.

A restricted version of the ASC report is prepared for distribution to federal departments. This version provides a complete description and evaluation of each federal property in the study area. An unrestricted version of the report including a property inventory is available for public distribution.

Public Works Canada gratefully acknowledges the participation of the Treasury Board Advisory Committee on Federal Land Management and other federal departments in the Area Screening Canada Program, especially Environment Canada which provides expert advice on matters of environmental concern. A special thanks is extended to those federal and provincial departments and municipal organizations that provided information and data essential to the preparation of the individual reports. Appreciation is also extended to Public Archives Canada for the provision of the illustration depicted on the cover, which was taken from an exhibition of panoramic maps entitled "Birds-eye Views of Canadian Cities".

All planning information relating to federal properties contained in this report is based upon data provided by the various departments and agencies between October 1984 to January 1985.

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SUMMARY

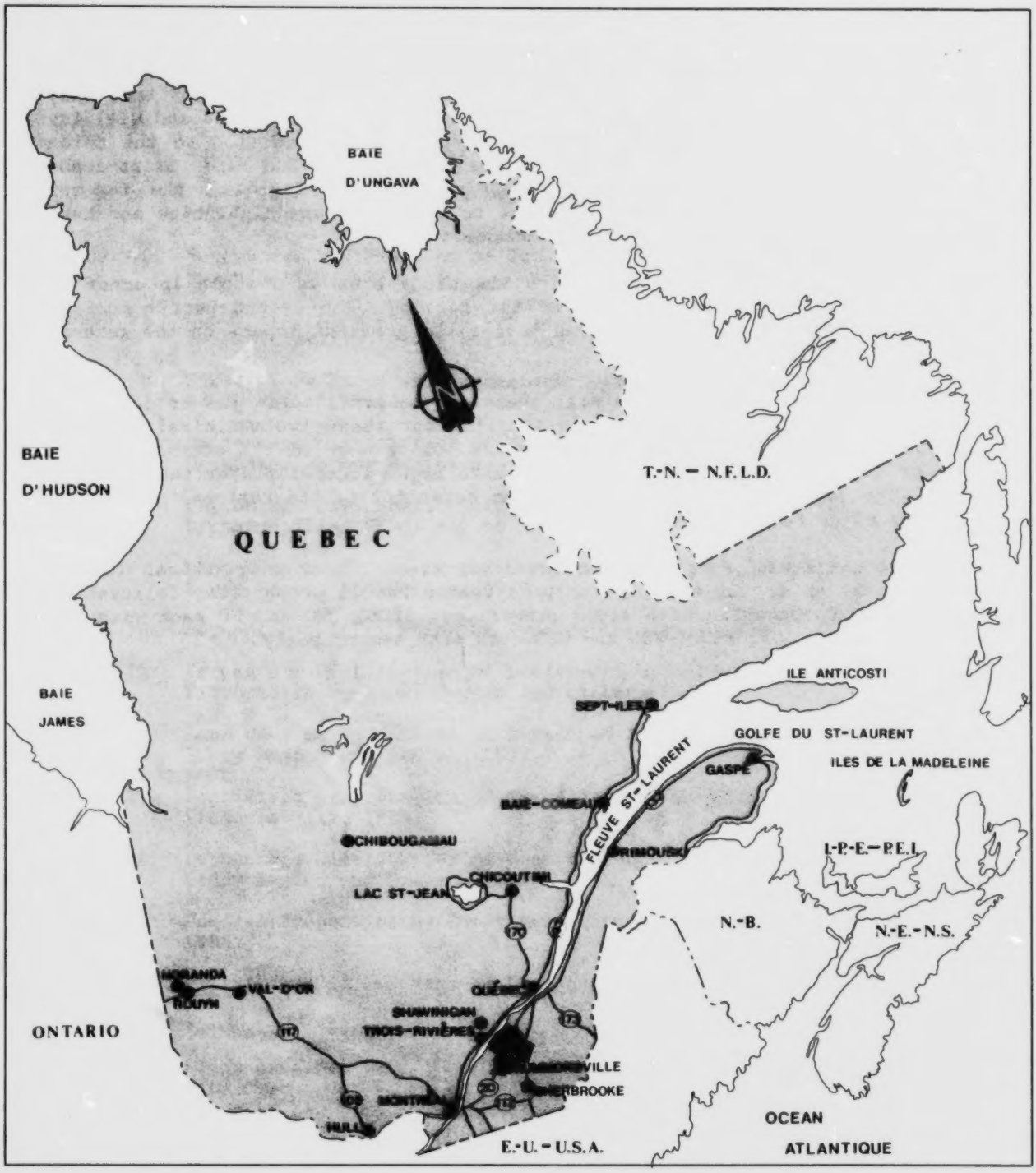
This study, carried out under the Area Screening Canada (ASC) Program, examines an area comprised of the municipalities of Drummondville, Victoriaville, Bécancour, Plessisville, Nicolet, Princeville and Saint-Cyrille-de-Wendover. The boundaries of the study area were established on the principle that only those municipalities having federal properties within their limits and wielding substantial impact in the area would be examined. In addition to the seven study municipalities, the municipalities of Nicolet-Sud and Saint-Jean-Baptiste-de-Nicolet are considered here, but only in terms of the federal property inventory, as they are adjacent to the study municipalities and have major federal properties within their boundaries.

The first part of this study profiles the study area as a whole in order to point up characteristics peculiar to the region. The second part comprises urban profiles of the municipalities having the greatest impact on the general structure of the area.

Drummondville and Victoriaville will therefore be profiled in the second part. Two selection criteria were used in singling out these two municipalities for detailed study, namely, that they encompass 50% or more of the overall population of the study region and that they have major federal properties on their land. The two urban profiles in question cover 66% of the regional population and five major federal landholdings.

There are 28 federal properties in the study area. Their geographical distribution is given in Table 15. Transport Canada has 11 properties, followed by Canada Post Corporation with seven properties, AECL, PWC and ND each with two properties, and AGR, RCMP, F&O and CSC each with one property.

RÉGION DES BOIS-FRANCS
NICOLET-DRUMMONDVILLE-VICTORIAVILLE
REGION



1.0 INTRODUCTION

The study area is located on the South Shore of the St. Lawrence River. It lies midway between Montreal and Québec, in the heart of a region known as Bois-Francs.

Seven municipalities within the region were singled out for this study. They make up three separate blocks, i.e., Nicolet-Bécancour, Drummondville-Saint-Cyrille and Victoriaville-Princeville-Plessisville.

In 1984, the study area had a population of 88,977, distributed over a total area of 488.3 km^2.[1]

Economic activity in the region is based on small and medium-sized business and appears to be making a slow but steady recovery from the recession of recent years.

2.0 URBAN PROFILE

2.1 POPULATION

The study area had a population of 88,977 in 1984. Drummondville was the most populous municipality, with a population of 36,667, or 41.2% of the total for the area.

Table 1

Population of the Study Region by Municipality, 1961-1984, and Percentage Rank, 1984

Municipality	1961	1966	1971	1976	1981	1984	Percentage Rank
Drummondville	27 909	29 216	31 813	29 286	27 347	36 667*	41.2
Victoriaville	18 720	21 320	22 047	21 825	21 838	22 100	24.8
Bécancour	716	8 336	8 182	9 043	10 247	10 400	11.7
Plessisville	6 570	7 238	7 204	7 238	7 249	7 300	8.2
Nicolet	4 441	4 707	4 714	4 818	4 810	4 880	5.5
Princeville	3 174	3 589	3 829	3 852	4 023	4 130	4.6
Saint-Cyrille-de-Wendover	1 138	1 177	1 125	1 059	1 041	3 500	4.0
Study Region	62 668	75 583	78 914	77 121	76 625	88 977	100.0

Source: Statistics Canada, Cat. 92-702 and 9CX917.
Répertoire des municipalités du Québec, 1984.

* Drummondville-Sud annexed to Dummondville in late 1981.

---

[1] Répertoire des Municipalités du Québec, 1984

Table 2

Percentage Change in the Population of the Study Region by Municipality, Study Region and Québec, 1961-1984

Municipality	1961-1966	1966-1971	1971-1976	1976-1981	1981-1984
Drummondville	+ 4.7	+ 8.9	- 7.9	- 6.6	+ 35.3*
Victoriaville	+ 13.9	+ 3.4	- 1.0	+ 0.1	+ 1.2
Bécancour	+1 064.2*	- 1.8	+ 10.5	+ 13.3	+ 1.5
Plessisville	+ 10.2	- 0.5	+ 0.5	+ 0.2	+ 0.7
Nicolet	+ 6.0	+ 0.1	+ 2.2	+ 1.3	0.0
Princeville	+ 13.1	+ 6.7	+ 0.6	+ 4.4	+ 2.7
Saint-Cyrille-de-Wendover	+ 3.4	- 4.4	- 5.9	- 1.7	+ 236.2*
Study Region	+ 8.6	+ 1.8	- 0.1	+ 1.6	+ 1.2
Québec	+ 9.9	+ 4.3	+ 4.3	+ 3.3	+ 1.6

Source: Statistics Canada, Cat. 92-702 and 9CX917.
Répertoire des municipalités du Québec 1984.

* These percentages are not significant given that these municipalities were involved in mergers during the periods indicated. They were therefore disregarded in calculating the average for the study regicn.

The sixties were generally a time of demographic growth for the study area, a phenomenon that was often tied to industrial development. The period 1971-1984 was characterized instead by demographic stability, as industrial and residential development slowed, particularly on the eve of the eighties.

The years from 1961 to 1966 witnessed the strongest demographic growth in the region, for a gain of 8.6%. The province, too, recorded its strongest growth during that period. In 1965, five villages and six parishes were merged with Bécancour, which explains that municipality's exceptional growth between 1961 and 1966. Omitting the special case of Bécancour, Victoriaville, Princeville and Plessisville were the municipalities reporting the strongest population growth in the region for the period of 1961-1966.

The three five-year periods from 1966 to 1981 exhibit much the same characteristics. Demographic growth proved much less substantial during those periods, and there was even a 0.1% loss for 1971-1976. Looking to the demographics of the province, increases dropped considerably from 1961-1966 levels but still far exceeded those recorded in the study area.

For 1966-1971, the demographic growth of Drummondville topped that of the study area by 7.3% and bested provincial growth by 4.6%. A count of construction permits reveals major housing development between 1965 and 1972. By contrast, the next two periods posted negative growth of close to -8% for 1971-1976 and -6.6% for 1976-1981. During those periods the municipality faced a shortage of lots suitable for residential development, with the suburban districts attracting the population flow out of Drummondville.[2]

During 1971-1976 and 1976-1981, the municipality of Bécancour recorded very strong demographic growth compared to the study region and the province. From 1971 to 1976, the increase was estimated at 10.5%, rising to an even higher 13.3% between 1976 and 1981. The siting of large firms in the Bécancour industrial park during those periods attracted a new population to the municipality.

Disregarding the municipalities of Drummondville and Saint-Cyrille-de-Wendover, the study region witnessed weak demographic growth of 1.2% from 1981 to 1984, with the province reporting only marginally higher growth of 1.6%.

---

[2] Op. cit., No. 1.

2.2 ECONOMIC CONTEXT

The economic structure of the study area is marked by a large secondary sector, which accounts for 38.8% of the work force. This sector claims only 26.8% of workers in the province, or 12% less than in the study area.

Table 3

Percentage of Employment by Activity Sector Study Region and Québec, 1981

Study Region	Activity Sector			
	Primary	Secondary	Tertiary	Undetermined
Drummondville	1.0	36.1	59.1	3.8
Victoriaville	1.6	34.0	60.5	3.9
Bécancour	9.7	31.1	55.1	4.1
Plessisville	3.1	48.2	45.8	2.9
Nicolet	0.6	22.0	75.0	2.4
Princeville	1.4	56.1	40.0	2.5
Saint-Cyrille-de-Wendover	3.2	44.2	46.3	6.3
Study Region	2.9	38.8	54.6	3.7
Quebec	4.5	26.8	65.8	2.9

Source: Statistics Canada, Cat. 93X941.

The employment structure of the region's secondary sector is centred on textiles, furniture, food and beverage, clothing, wood, metallic products and energy.

Princeville and Plessisville have the largest proportion of workers in the secondary sector, particularly in the food and beverage and clothing businesses. In Plessisville, the metallic products sector employs 40.2% of the manufacturing work force.

The tertiary sector accounts for 11.2% fewer workers in the study area than in the province. Only the municipality of Nicolet exhibits a different trend, with 75% of its total work force employed in this sector, most of them experienced workers concentrated in education and utilities. Nicolet has a regional courthouse and several regional educational institutions.

The economy of the study area appears to be doing well on the whole. Although some manufacturing and commercial businesses closed in 1982-1983, municipal officials in the region seem fairly optimistic about the short-term future. At present, they are focusing efforts on putting the local economy back on solid ground. The municipality of Bécancour is gearing up for the arrival of a large firm in the

industrial park, a move that should generate close to 2,000 jobs.[3] Expansion of the deep-water wharf in the industrial park, where major investments are scheduled,[4] ties in with the arrival of that firm. The project will probably prompt the establishment of subcontracting businesses throughout the region.

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3 Information provided by the municipality of Bécancour in June 1984.
4 Société du parc industriel du Centre du Québec, Bécancour.

2.3 METROPOLITAN STRUCTURE

2.3.1 General Structure - The study area covers a total of 448.3 km^2,[5] only one-tenth of which is developed. It has a population of 88,977 and a population density of 182.2 per km^2. The largest municipality is Bécancour, which covers 434.3 km^2 and occupies 89% of the total land area under study. However, only 3.5% of its land is developed. The municipality of Plessisville has the largest developed area in the study region.

Table 4

Percentage Distribution of Total and Developed Area by Municipality, 1979

Municipality	Total area (km^2)	Develop. area (km^2)	% dev. area	Land uses as percentage of developed area						
				Res.	Com.	Ind.	Pub.	Open space Undevelop.	Comm.	
Drummondville	21.7	10.5	48.4	45.3	11.1	17.7	11.2	6.6	0.4	7.7
Victoriaville	16.1	10.2	63.3	47.2	8.1	19.2	9.2	7.8	--	8.5
Bécancour	434.3	15.0	3.5	21.3	3.0	41.6	17.1	7.3	8.0	1.7
Plessisville	4.1	3.7	90.2	43.3	10.9	14.5	8.6	1.2	--	21.5
Nicolet	5.3	2.4	45.3	38.1	9.0	4.4	42.7	1.2	--	4.4
Princeville	4.1	2.1	51.2	52.7	12.1	13.8	6.7	7.8	0.2	6.7
Saint-Cyrille-de-Wendover	2.7	0.5	18.5	74.0	3.7	8.3	14.0	--	--	--
Study Region	488.3	44.4	9.1	37.6	7.5	24.9	14.1	6.4	2.8	6.7
Québec	1 357 665.4	220 342.0	16.2	43.4	6.7	15.0	13.2	10.7	4.3	6.7

Source: Government of Québec, Ministère des Affaires Municipales, Données planimétrées des fonctions urbaines des agglomérations du Québec (1966, 1976, 1979).

Residential use predominates in the developed areas, with 37.6% of the land allocated for housing. Still, this figure is lower than the provincial average of 43.7%.

Housing expansion began in the sixties as residential areas witnessed tremendous growth when new industries settled in and attracted workers to the region.

Industry, too, claims a large amount of land, with 24.9% of the developed land allocated for industrial use.

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[5] See Table 4.

2.3.2 Transportation - The study region is crossed east to west by the Trans Canada (Autoroute 20), which provides access to the province's two largest metropolitan areas, Montreal to the west and Québec to the east. The road system in the region comprises several intermunicipal highways that make for efficient communication.

Public transit is provided in only two municipalities in the study region. Drummondville is served by Autobus Drummondville Ltée[6] and Victoriaville by Autobus Victoriaville and Héneault Transport Inc.[7]

As for shipping, the seaport serving most of the municipalities in the study area is located at Trois-Rivières. Passenger and container rail transportation is provided throughout the region. Two regional airports operate in the area, the Drummondville municipal regional airport and the Victoriaville BH Ltd. regional airport. National and international air services are available outside the area, at Dorval and Mirabel, located in the Greater Montreal area.

2.3.3 Commerce - Commerce claims 7.5%[8] of the developed land in the study region, topping the provincial average of only 6.7%.

Table 5

Commercial Area and Land Use as Percentage of Developed Area by Municipality, Study Region and Québec

Municipality	Commercial area (km^2)	% commercial land use
Drummondville	1.2	11.1
Victoriaville	0.8	8.1
Bécancour	0.4	3.0
Plessisville	0.4	10.9
Nicolet	0.2	9.0
Princeville	0.3	12.1
Saint-Cyrille-de-Wendover	0.02	3.7
Study Region	3.3	7.5
Québec	148.1	6.7

Source: Government of Québec, Ministère des Affaires municipales, Données planimétrées des fonctions des agglomérations du Québec (1966, 1976, 1979).

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[6] Inventaire industriel, MICT, Direction de l'infrastructure industrielle, 1982, Municipality of Drummondville.

[7] Op. cit., No. 6, but Municipality of Victoriaville.

[8] See Table 5.

In all of the study municipalities except Bécancour, commercial services are concentrated along a single downtown artery. Overall, these arteries cater to the population of the surrounding sectors. Most merchants doing business on these commercial streets belong to a Société d'Initiative et de Développement des Artères Commerciales (SIDAC), organizations working to revitalize commercial activity along these streets, which have suffered decay in recent years.

Four municipalities in the region have shopping centres. Drummondville and Victoriaville have regional-scale shopping centres, while those in Plessisville and Nicolet cater to a local clientele.

2.3.4 Industry - As was stated earlier, the study area is privileged on this count. In addition to occupying a large portion of the developed land in the region, the industrial sector is a vital driving force of the local economies.

Table 6

Firms, Work Force and Percentage Distribution of Work Force, Study Region, 1983

Manufacturing Activity	Number of Firms	Number of Employees	% Manufacturing Work Force
Textiles	20	2 376	16.0
Food and Beverage	56	1 653	11.1
Metallic Products	60	1 596	10.8
Clothing	28	1 172	7.9
Energy	2	1 220	7.6
Electrical Products	11	1 105	7.5
Furniture	56	1 028	6.9
Wood	49	993	6.7
Transport, Machines and Equipment	44	817	5.5
Mineral Products	38	784	5.3
Printing	30	671	4.5
Paper and Related Products	14	640	4.3
Other	39	747	5.2
	447	14 802	99.3

Source: - Les Bois-Francs, Corporation de Développement économiques des Bois-Francs, 1983.
- Drummondville, Liste des industries, 1983.
- Répertoire industriel, le Conseil de Promotion Economique de la Rive-Sud Inc., 1983.

The industrial firms in the region fall mostly into the so- called "soft-sector," being small and medium-sized businesses in the main. Industrial activity is concentrated in industrial parks. The municipality of Drummondville is the region's largest industrial

core, claiming 59.6%[9] of the firms. Bécancour ranks first in terms of industrial land use, with 41.6% of its developed area allocated for this purpose. This is 16.7% and 26.6% higher than the corresponding figures for the study region and the province, respectively. Bécancour is host to an industrial park designed to promote the settling of heavy industry in the area. That park covers 31 km^2,[10] only half of which is currently serviced and ready for occupancy.

2.3.5 Housing - Residential use claims the largest portion of developed land in the study area, i.e. 37.6%[11] though this still falls 5.8% short of the provincial average. The expansion of the sector in the sixties was the outcome of industrial development. Until the mid-seventies, housing construction marked steady growth in terms of both new units and capital spending.[12] An altogether different trend took hold in the late seventies and early eighties, a time marked by rising interest rates, which had a considerable effect on the housing market. This phenomenon was observed not only in the study region but also throughout the province and indeed the country.

The programs which the various governments introduced in 1982-83 to stimulate housing construction triggered a resumption of growth of the region's housing sector.

---

9 See Table 6.
10 Op. cit., No 4.
11 Op. cit., No 5.
12 Statistics Canada, Building Permits, Cat. 64-203, and statistics supplied by the study municipalities.

Table 7

Percentage Distribution of Housing by Type and Owner/Tenant Occupancy, Study Region and Québec, 1984

Municipality	Single-fam.[1]	Two-fam.[2]	Multiple-fam.[3]	Owner	Tenant
Drummondville	34.9	34.0	31.1	40.0	60.0
Victoriaville	50.3	26.1	23.6	58.0	42.0
Bécancour	75.7	13.7	10.6	74.0	26.0
Plessisville	59.1	24.6	16.3	65.7	34.3
Nicolet	49.8	20.9	29.3	51.9	48.1
Princeville	57.9	22.7	19.4	65.6	34.4
Saint-Cyrille-de-Wendover	64.3	25.7	10.0	71.4	28.6
Study Region	56.0	24.0	20.0	60.9	39.1
Québec	44.7	21.9	33.4	53.3	46.7

1. Single-family - detached unit
2. Two-family - attached or duplex units
3. Multiple-family - apartment buildings of three storeys or more

Source: Statistics Canada, Cat. 9CX917.

The residential sector is dominated by single-family dwellings, which account for 56.0% of the housing stock. This average is 11.3% higher than the provincial average.

3.0 URBAN PROFILES OF SELECTED MUNICIPALITIES

3.1 URBAN PROFILE OF MUNICIPALITY OF DRUMMONDVILLE

3.1.1 INTRODUCTION

The municipality of Drummondville covers an area of 31.1 km^2 of mostly flat land. It is crossed north to south by the St. François River.

3.1.2 POPULATION

In 1984, Drummondville had a population of 36,667, including that of Drummondville-Sud, which was annexed in late 1981. It is the most populous municipality in the study area.

Drummondville witnessed its most significant demographic growth during the period 1966-1971, which scored a gain of 8.9%, as opposed to growth of 1.8% for the study area and 4.3% for the province. From 1971 to 1981 (prior to the merger of Drummondville-Sud), the population of Drummondville marked a steady decline, for a loss of 14%. During the same period, the study area and the province reported gains of 0.73% and 6.8%, respectively.

According to municipal statistics, Drummondville should experience annual demographic growth of about 1,000 over the next five years, giving it a population of close to 42,000 on the eve of the nineties.

The average household income in 1981 amounted to $19,488 a year,[13] for one of the lowest showings among the study municipalities. It stood at $1,155 less than the average household income of the study area and $3,421 less that that of the province.

3.1.3 ECONOMIC CONTEXT

The economy of Drummondville was long based on the textile industry, which once employed thousands of workers. Automation of that industry in the years leading up to the seventies prompted massive layoffs. The 1970-1980 decade witnessed intensive development of the industrial park, which provided for the recovery and diversification of the local economic base.

Drummondville has a work force of 17,295,[14] and the tertiary sector provides the majority (59.2%) of the jobs.

---

[13] Statistics Canada, Cat. 93X941.

[14] Statistics Canada, Cat. 70-001 and 71-529.

Table 8

Percentage Distribution of Employment by Activity Sector, Drummondville, Study Region and Québec

Region	Primary	Secondary	Tertiary	Other
Drummondville	1.1	35.9	59.2	3.8
Study Region	2.4	36.1	57.7	3.8
Québec	4.5	26.8	65.8	2.9

Source: Statistics Canada, Cat. 93X941.

As was stated earlier, the secondary sector claims a large portion of the work force, 35.9% to be exact. This is in line with the trend in the study region but not in the province, where this sector accounts for only 26.8% of the work force.

3.1.4 URBAN STRUCTURE

3.1.4.1. General Structure - Housing represents the largest land use in the developed area (45.3%), reflecting the urban structure of the study area as a whole. Industrial and commercial uses rank second and third in the municipality. Table 9 gives the percentage distribution of land uses in Drummondville.

Table 9

Land Uses as Percentage of Developed Area, Drummondville, Study Region and Québec, 1979

Land Use	Drummondville %		Study Region %	Province of Québec %
Residential	45.3	474.6	46.0	43.4
Commercial	11.1	116.8	8.3	6.7
Industrial	17.7	185.6	17.1	15.0
Public	11.2	117.5	15.6	13.2
Open Space	6.6	69.3	4.6	10.7
Communications	0.4	4.2	1.2	4.3
Undeveloped Area	7.7	80.4	7.2	6.7
Total	100.0	1,048.4	100.0	100.0

Source: See Table 4.

The urban fabric is woven around St. Joseph Boulevard, one of the municipality's main arteries and a commercial street for the most part. The largest residential area lies west of this street, with two others located in the northeast and the

southeast. The business district, which accommodates most of the services and businesses in Drummondville, occupies the east central section and borders the St. François River. The industrial zone lies on the outskirts near the Trans Canada, which provides direct access to the greater Montreal and Québec areas.

3.1.4.2 Transportation - The road system appears to be well organized. Two autoroutes, the Trans Canada (No. 20) in the north and Autoroute 51 in the west, provide direct access to the Greater Sherbrooke Area and continue on to the United States.

3.1.4.3 Commerce - The municipality of Drummondville is privileged in terms of commercial structure, with 11.1%[15] of its land allocated for this use, as opposed to only 8.3% for the study area and 6.7% for Québec as a whole.

The municipality has two commercial arteries, St. Joseph Boulevard, which stretches through the entire city, while Lindsay Street, which is limited more to the surrounding districts, can be described as a commercial centre in that it accommodates most of Drummondville's public and parapublic services, as well as a federal building (see Site 10).

This mix of services is rounded out by three shopping centres, one of which is a regional-scale centre.

3.1.4.4 Industry - Drummondville has close to 200 firms, most of which are sited in the industrial park. Overall, these are small and medium-sized businesses. The employment average per business is about 29 jobs.[16] Only the textile and agri-food businesses are located outside the park. It should be noted that these sectors account for the economic strength of Drummondville. Manufacturing activity is concentrated in the sectors of food and beverage, textiles, printing, machinery and transportation equipment.

Available land in the industrial space is estimated at 108 hectares, or 60% of the park area. Federal and provincial subsidy programs have been set up to attract manufacturers to Drummondville. For one, the federal government grants tax deductions equalling 10% of investment spending for the fabrication of manufactured goods in Québec.

3.1.4.5 Housing - The Drummondville housing market is fairly diversified. Table 10 breaks down this sector by type of dwelling.

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[15] See Table 4.

[16] Commissaire industriel, Drummondville.

Table 10

Percentage Distribution by Type of Dwelling, 1981

Type of Dwelling	%
Detached single-family	34.8
Attached single-family	8.1
Duplex	25.9
Apartments	31.2

Source: Le marché de l'habitation 1983-1991, Municipality of Drummondville, July 1983.

44.4% of the local housing stock is owner-occupied.

Since 1976, in the wake of residential development problems and major fall-offs in housing starts, the municipality has taken charge of acquiring and servicing lots, which it then sells to contractors or private buyers.

A study on Drummondville's housing market puts growth for the period 1983-1991 at 225 dwellings a year, distributed as follows: 30% detached single-family units, 30% single-family units in townhouses or duplexes and 40% multiple-family units in apartment buildings. At present, 1,015 lots are available for construction, and the municipality is contemplating the acquisition of additional lots to make up the deficit of 1,010 building lots.

3.2 URBAN PROFILE OF MUNICIPALITY OF VICTORIAVILLE

3.2.1 INTRODUCTION

The municipality of Victoriaville sits in the heart of Québec, midway between Montreal and Québec, Trois-Rivières and Sherbrooke. It covers an area of 17 km^2 [17] and has a population of close to 22,000.[18] The Greater Victoriaville area includes the municipalities of Arthabaska, Princeville, Plessisville and Warwick. Topographically, the land is mostly flat.

3.2.2 POPULATION

Victoriaville had a population of 21,838 in 1981, making it the second most populous municipality in the study area. The period 1961-1971 was marked by strong demographic growth amounting to 17.8%. But that trend did not hold into the seventies, during which the municipality recorded a decline of 1.0%, as compared to a decline of 2.9% for the study area. By contrast, the population of the province grew 6.4% during the same period.

The average household income in 1981 amounted to $20,499 a year,[19] for one of the lowest showings in the study area.

3.2.3 ECONOMIC CONTEXT

Victoriaville is the administrative and business centre of the greater metropolitan area. Economic activity is focused on commerce and manufacturing, with the tertiary sector accounting for 60.5%[20] of the work force and the secondary sector for 34.0%.

Table 11

Percentage Distribution of Employment by Activity Sector, Victoriaville, Study Region and Québec,1981

Region	Primary	Secondary	Tertiary	Other
Drummondville	1.6	34.0	60.5	3.9
Study Region	2.4	36.1	57.7	3.8
Québec	4.5	26.8	65.8	2.9

Source: Statistics Canada, Cat. 9CX917 (E563).

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17 Op. cit., No 1.
18 See Table 1.
19 Statistics Canada, Cat. 93X941.
20 See Table 11.

3.2.4 URBAN STRUCTURE

3.2.4.1 General Structure - The urban structure of Victoriaville is dominated by the housing sector.

Table 12

Land Uses as Percentage of Developed Area, Victoriaville, Study Region and Québec, 1979

Land Use	Victoriaville	Study Region	Province of Québec
Residential	47.2	46.0	43.4
Commercial	8.1	8.3	6.7
Industrial	19.2	17.1	15.0
Public	9.2	15.6	13.2
Open Space	7.8	4.6	10.7
Communications	----	1.2	4.3
Undeveloped Area	8.5	7.2	6.7
TOTAL	100.0	100.0	100.0

Source: See Table 4.

The municipality is structured around the downtown core, where businesses line Notre-Dame Street, the district's main artery. The residential areas extend from centre-city to the outskirts. The other land uses are scattered among the residential and commercial areas, with the exception of industry, which is concentrated in the northeast of the municipality.

3.2.4.2 Transportation - The municipal road system seems quite efficient, except in the downtown area where traffic is hampered by rail lines. A major project to remove the tracking is under way.

The well-structured intermunicipal road system comprises three highways, routes 161, 162 and 116, which provide access to the major urban areas of the province.

3.2.4.3 Commerce - Although Victoriaville is a major urban centre, it ranks only fifth in the study area in terms of space allocated for commercial use, i.e., 8.1%[21], below the 8.3% average of the study area.

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21 See Table 4.

The commercial structure is centred around two main cores, a peripheral shopping centre in which the retail businesses are concentrated and a downtown commercial street, which accommodates a full range of services. The shopping centre attracts the area population, while the commercial street caters more to a local clientele.

3.2.4.4 **Industry** - With 19.2%[22] of its developed area allocated for industrial use, Victoriaville ranks second in the study region, after Bécancour. Comparatively, industry claims 2.1% more developed land in Victoriaville than in the study region and 4.2% more than the provincial average.

Manufacturing activity is concentrated in the industrial park sited on the northeast fringe of the municipality. Food and beverage, wood, furniture and clothing are the leading industries in terms of employment as well as number of firms.

Table 13

Percentage Distribution of Manufacturing Sectors, Victoriaville, 1983

Sector	Manufacturing Work Force (%)	Number of Firms
Food and Beverage	15.9	8
Wood	15.7	8
Furniture	23.4	13
Clothing	9.9	4

Source: Corporation de Développement économique des Bois-Francs Inc., 1983

3.2.4.5 **Housing** - Victoriaville's housing market compares with the overall pattern for the study area, in which the residential sector is dominated by single-family dwellings. In the municipality, this type of unit accounts for 58.2% of the housing stock, exceeding the provincial average by almost three percentage points. This trend is evident from Table 14.

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22 See Table 4.

Table 14

Percentage Distribution of Housing Stock, Victoriaville, Study Region and Québec, 1981

Area	Type of Housing			Owner-Occupied
	Single-family	Duplex	Multiple-family	
Victoriaville	58.2	18.2	23.6	58.0
Study Region	63.2	18.8	18.0	60.3
Province of Québec	55.4	33.4	11.2	53.3

Source: Statistics Canada, Cat. 9CX917.

4.0 GOVERNMENT LAND PLANNING POLICIES AND OBJECTIVES AND LOCAL ISSUES

4.1 MUNICIPAL OBJECTIVES

4.1.1 Bécancour

(i) Objective: To consolidate the different districts in order to improve relations among all areas of the municipality.

Project: Examine ways of adding a downtown commercial and service district to the urban fabric.

4.1.2 Drummondville

(i) Objective: To attract more firms to the industrial park.

Project: Promote the industrial park.

(ii) Objective: To stimulate housing development.

Project: Designate more serviced lots for immediate development.

(iii) Objective: To revitalize the downtown core.

Project: Examine the possibilities of improving the built-up area and setting up new facilities (infrastructures and services).

(iv) Objective: To promote the installation of facilities aimed at enhancing the quality of services to the public.

Project: Examine the potential sites for a new convention centre.

4.1.3 Nicolet

(i) Objective: To promote development of the industrial sector.

Project: Build up and service industrial lots for immediate use.

(ii) Objective: To boost housing construction by stimulating residential development.

Project: Service lots in a new area of the municipality.

(iii) Objective: To ensure better public services by upgrading local facilities.

Project: Relocate the town hall in a new administrative complex.

4.1.4 Plessisville

(i) Objective: To increase the amount of open space in the developed area.

Project: Acquire lots along the Bourdon River and develop the banks.

(ii) Objective: To reduce the amount of waste to be buried and the related cost.

Project: Build a waste recycling plant in co-operation with private enterprise.

(iii) Objective: To upgrade the quality of life for the residents.

Project: Build a water treatment plant by 1986.

(iv) Objective: To encourage the settling of new firms in the industrial park.

Project: Promote the industrial park through the Corporation de Développement économique des Bois-Francs Inc.

4.1.5 Princeville

(i) Objective: To increase the amount of developed land allocated for industrial use.

Project: Expand the industrial park.

(ii) Objective: To stimulate housing construction.

Project: Promote the home-ownership programs set up by the various levels of government.

(iii) Objective: To revitalize the downtown area.

Project: Examine ways to upgrade the built-up area along St. Jacques Street under government programs.

4.1.6 Saint-Cyrille-de-Wendover

(i) Objective: To provide the municipality with an effective instrument for urban planning and management.

Project: Draw up the community plan and associated bylaws.

(ii) Objective: To increase the quality and quantity of potable water.

Project: Drill an artesian well and connect to the municipal water main.

4.1.7 Victoriaville

(i) Objective: To revitalize and restructure the downtown area.

Project: Link the Saint-Famille parish to the downtown area by removing the service yard trackage.

Project: Open up additional land for housing construction by relocating the industries sited in the downtown area.

Project: Examine government programs for ways to upgrade the built-up area allocated for commercial use.

(ii) Objective: To upgrade the quality of life for the residents.

Project: Build a treatment plant.

4.2 REGIONAL OBJECTIVES

The seven study municipalities are incorporated in five Regional County Municipalities (RCMs) as follows:

MUNICIPALITY	RCM
Victoriaville	Arthabaska
Princeville	
Bécancour	Bécancour
Drummondville	Drummondville
Saint-Cyrille-de-Wendover	
Plessisville	Erable
Nicolet	Nicolet-Yamaska

These RCMs were formed under the 1980 Québec Land Use Planning and Development Act.

At present, the RCMs in the study region have carried a resolution to begin drafting their respective development plans by virtue of this legislation. An RCM is required to draft its development scheme

within three years of passage of the Act (1980) and must adopt a final plan within seven years (Article 3 of the Act).

4.3 PROVINCIAL OBJECTIVES

Under the provincial Land Use Planning and Development Act, the Québec government is required to divulge its plans for the different RCMs when the latter commence drafting their schemes. Those plans and orientations had not yet been divulged at this writing.

Once provincial corporation, the Société du Parc industriel du Centre du Québec, located in the municipality of Bécancour, has stated that one of its objectives is to improve the quality of its port installations designed to attract heavy industry to the province. A project to expand the wharf into deep water is now under way. This facility will favour the siting of a future aluminum works, which may well have a major impact on the area by generating the establishment of subcontracting businesses.

The main objectives of the Québec government for all regions of Québec are set out in the 1982-1986 economic action plan titled Le Virage technologique - Bâtir le Québec - Phase 2. These objectives will potentially have considerable impact on the entire study area.

4.4 FEDERAL OBJECTIVES

Federal Land Management Policy (FLM)

It is the policy of the government that federal real property be managed economically and efficiently so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

Other Objectives

The following federal objectives were primarily derived from the First Annual Review of the Senior Interdepartmental Committee on Urban Affairs and other federal policy documents.

A. General

(i) To achieve a more balanced pattern of growth in metropolitan areas.

(ii) To achieve a more balanced pattern of cities and towns, with increased emphasis on small, medium size and new communities.

(iii) To improve the physical environment of larger urban centres.

(iv) To improve the social environment of larger urban centres.

(v) To contribute toward the efficient and effective development and use of urban services.

(vi) To encourage the efficient use of scarce energy resources.

B. Program-Related

(i) To ensure an adequate supply of serviced residential land.

(ii) To conserve and improve stable, low and moderate income residential areas.

(iii) To promote neighbourhood conservation and revitalization.

(iv) To assist in the development and rehabilitation of housing for rural and native groups.

(v) To assist in the development and rehabilitation of housing for rural and native groups.

(vi) To realize the potential of each region, through economic and social development.

(vii) To attract investment into relatively slow growth areas.

(viii) To provide facilities to foster the optimum development of marine transportation.

(ix) To preserve Canada's historic heritage.

(x) To preserve lands of particular ecological value.

(xi) To assist municipalities in undertaking a program of rail relocation.

(xii) To ensure that the federal government institutions do not build or support any future flood vulnerable developments in flood risk areas.

4.5 LOCAL ISSUES

Broadly speaking, the concerns of the population centre on the delay in economic recovery, which is reflected most keenly in the continuing high unemployment rate.

This is particularly important issue in certain municipalities in the study region, in Plessisville, for one, where the largest manufacturing company (a steel plant) has already laid off hundreds of workers. At one time, it employed more than 1,000 workers, virtually the entire manufacturing work force of Plessisville. According to the latest statistics (1983) put out by the Corporation de développement économique des Bois-Francs, it now employs only 37.7% of that work force.

In Bécancour, the shutdown of the Gentilly I nuclear power plant entailed the loss of 650 jobs. Furthermore, a number of firms sited in the industrial park have announced their intention to close, which will raise the jobless rate even higher. At present, a large aluminum works project should create 2,000 jobs during construction and close to 1,000 once the plant goes into operation. However, this project has not sparked the anticipated interest among the population, which, having seen other major industrial projects fold, is apprehensive that this one, too, may never materalize.

5.0 FEDERAL PROPERTIES

5.1 FEDERAL PROPERTY CHARACTERISTICS

The federal government owns 28 properties in the study region. The table below gives the breakdown of these holdings by department and municipality.

Table 15

Federal Properties by Department, Study Municipalities, 1984

Municipality	Department or Agency									TOTAL
	AGR	EACL	RCMP	ND	F&O	CSC	PC	TC	PWC	
Bécancour		2					2	7	1	12
Drummondville			1	1		1	1			4
Nicolet							1			1
Nicolet-Sud				1						1
Plessisville									1	1
Princeville							1			1
Saint-Cyrille-de-Wendover	1						1			2
Saint-Jean-Baptiste-de-Nicolet					1			4		5
Victoriaville							1			1
TOTAL	1	2	1	2	1	1	7	11	2	28

Table 16

Departments in PWC Managed Leasehold Space

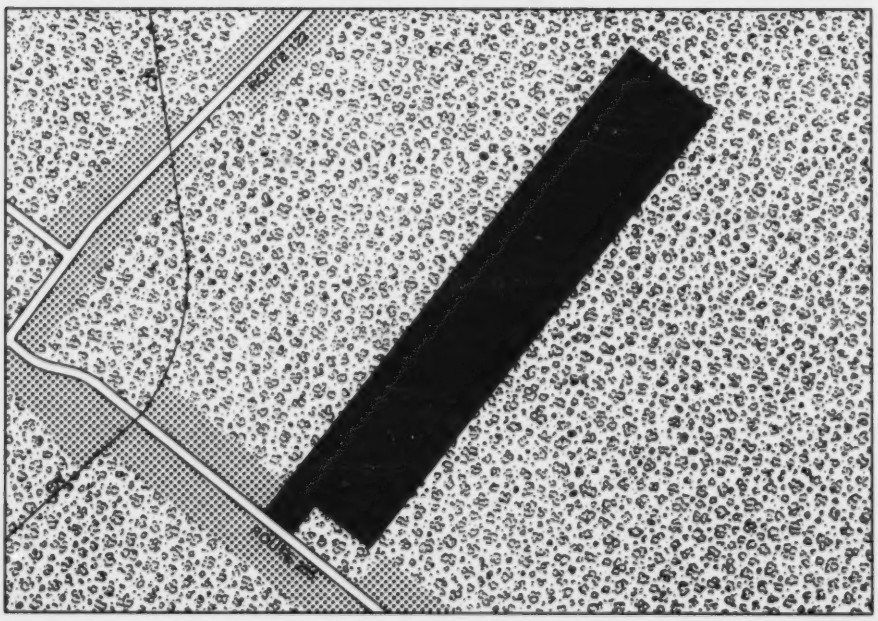
DEPARTMENT/ AGENCY	LEASED SPACE	TERM OF LEASE (OPTIONS)	USE	ADDRESS
Privy Council Office	147.2 m^2	85-02-28 (1 x 6 Months)	Office	404 St. Georges, Drummondville
Regional Economic Expansion	162.2 m^2	87-03-31	Office	150 Marchand, Drummondville
CEIC	1,341.7 m^2	85-08-31	Office and Storage	150 Marchand, Drummondville
	35.4 m^2	85-03-31	Office	79 Place Zimors, Nicolet
	283.3 m^2	86-01-31 (2 x 1 Year)	Office	4160 Bécancour Boulevard, Bécancour
	95.1 m^2	85-05-31	Office	112 Bois-Francs Boulevard, Victoriaville
Health and Welfare Canada	178.7 m^2	88-08-31 (2 x 1 Year)	Office	400 St-Georges, Drummondville
CPC	32.5 m^2	85-05-31 (2 x 6 Months)	Mail Processing	2185 Nicolas-Penat, Bécancour
	117.0 m^2	85-05-31 (2 x 6 Months)	Mail Processing	2075 Bécancour Boulevard, Bécancour

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Station d'épreuve, contrôle d'aptitudes des porcs
Record of Performance Swine Test Station

740, 7e rang, St-Cyrille de Wendover
740 7th Line, St-Cyrille de Wendover

OWNER / PROPRIÉTAIRE
Agr / Agr
CRPI / RIC:
2441660 017 AGR0 06402
STUDY YEAR / ANNÉE D'ÉTUDE
1984



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

ÉCHELLE / SCALE 1:16700

0 167
m

PROPERTY DESCRIPTION (1) AGR - RECORD OF PERFORMANCE SWINE TEST STATION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
37.0 ha	Irregular	Lot 4B and part of lot 4C Simpson Township	1977/$18,000

ZONING	PHYSICAL CHARACTERISTICS
Agricultural (provincial zoning)	Level site

USE	SERVICES AVAILABLE
Building (1%), landscaping (10%), agriculture (89%)	All services on site

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	929 m^2	-	-	1977	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood, steel siding	None	Very good	25 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	AGR	-	-	Offices, conference rooms, pig pens, manure repository, paddock	3

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Artesian well	-	Good	Water supply
2 silos	3 m high	Good	Feed storage
1 mast	15 m high	Good	Flagpole

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Agricultural (provincial zoning)	Housing, farms, agriculture	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Special building for station activities, large site near agricultural area	Automobile	Adequate

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$128,000 (1983/84)	$51,000 (1983/84)	$383,000 (1984) PWC	$2,528 (1984)

ADDITIONAL INFORMATION

This station is geared to improving swine breeds and preventing swine diseases. The site boundaries on the general map are approximate. Improvements were made over the past five years to make the building more efficient.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

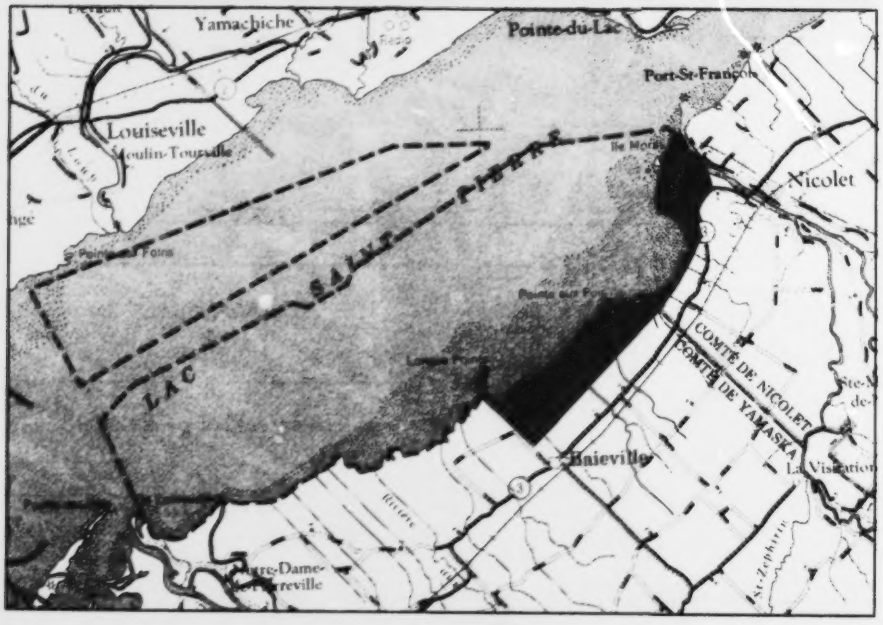
[redacted]

Route 132, Nicolet et Nicolet-Sud
Road 132, Nicolet and Nicolet-Sud

OWNER/PROPRIÉTAIRE
DN/ND

CRPI/RIC:
2433660 054 DND0 06290, 06291
2433700 054 DND0 06294

STUDY YEAR/ANNÉE D'ÉTUDE
1984



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND — PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN

OTHER FEDERAL PROPERTIES — AUTRES PROPRIÉTÉS FÉDÉRALES

ÉCHELLE/SCALE 1:250,000

0 2500
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
1,814.96 ha	Irregular	Lots 397, 399, 506 and Others, St-Antoine-de-la-Baie-du-Febvre Par. (Yamaska)	1952-59/$874,403

ZONING	PHYSICAL CHARACTERISTICS
Agricultural (provincial zoning)	Level site with scattered woods, bordering on Lac St-Pierre

USE	SERVICES AVAILABLE
Land (99%), buildings and installations associated with military base (1%)	All services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
81	1	16,260 m^2	-	-	1952 - 1982	None
3	2	2,720 m^2	-	-	1952 - 1982	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
81	Wood & Steel	-	Good (55), Poor (16) Average (5), Excellent (5)	2 - 20 years
3	Wood & Steel	-	Good	20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
84	ND	-	-	Storage (31), special equipment (5) observation (7), garage (2), fire equipment (17), workshops & Stores (5) administrative (3), other (14)	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-	-	-	-

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Agricultural (provincial zoning)	Agriculture, housing	Very low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Very large site used as a buffer zone, far from urban areas	Automobile	Adequate

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None	Demolition of 2 hangars, ongoing renovation of several buildings

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not provided	None	$1,119,395 (1982) (MGAV)	$5,597 (1982)

ADDITIONAL INFORMATION

Firing practice takes place in Lac St-Pierre.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

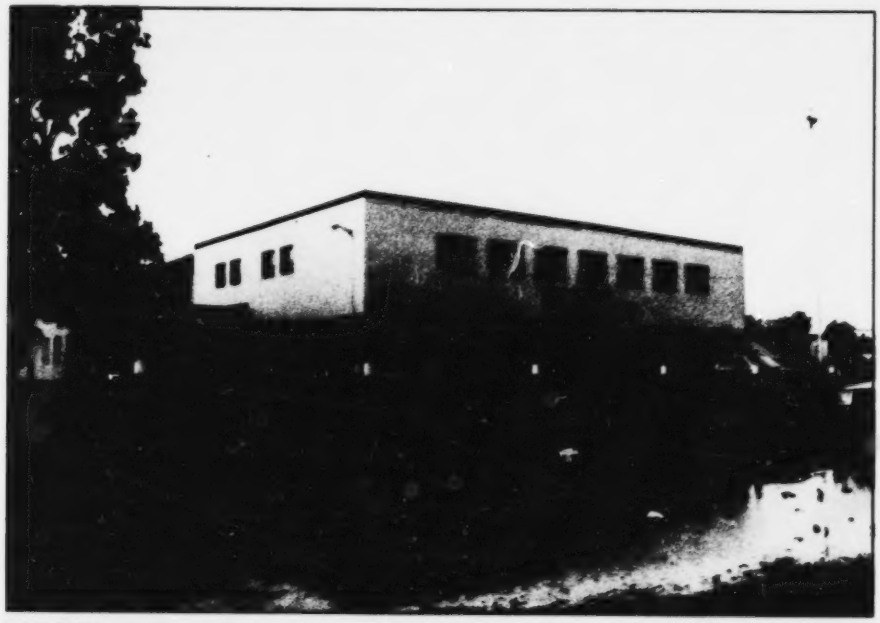
[redacted]

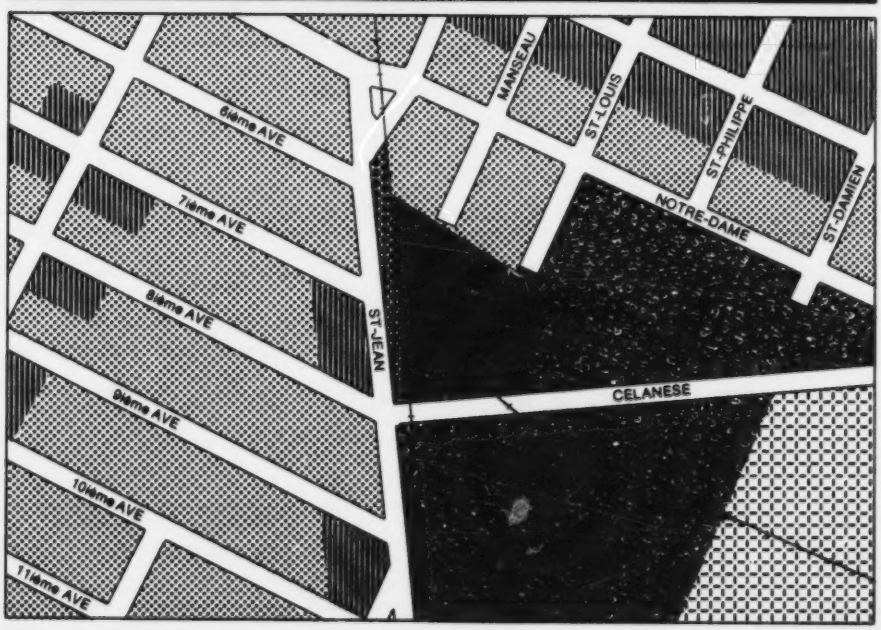
250, rue St-Louis, Drummondville
250 St-Louis Street, Drummondville

OWNER/PROPRIÉTAIRE
DN/ND

CRPI/RIC:
2441720 017 DND0 06404

STUDY YEAR/ANNÉE D'ÉTUDE
1984





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

ÉCHELLE/SCALE 1:4500

0 45
m

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.73 ha	Irregular	Lot 147-164, Municipality of Drummondville	1953/$12,000

ZONING	PHYSICAL CHARACTERISTICS
PB Public and Institutional	Level site

USE	SERVICES AVAILABLE
Building (20%), parking (10%), landscaping (approx. 70%).	All services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2 and basement	1,880.57 m^2	-	-	1953	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Concrete block, brick and glazed steel	Glazed-steel exterior siding, 1979/80	Good	20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	ND	-	-	Office, gym, garage (5 spaces), 3 reading rooms, 2 mess halls, library, 2 locker rooms, firing room, machine room, arms vault, store	1 full-time

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-	-	-	-

SURROUNDING AREA

ZONING	LAND USE	DENSITY
IB Industrial RA-B-C Residential	Light industries, housing, businesses, parks	Low to average

TRENDS	PLANNED CHANGE
Stable	No short-term plans

OPERATION

REQUIREMENTS	ACCESS	PARKING
Large drill room, garages, large site for training practice, suitable location	By automobile, on foot	14 spaces on site, municipal parking nearby

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None	Heating system to be changed by 1985

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$49.385/$m^2$ (approx.)	None	$373,390 (1984) PMC	$8,974 (1984)*

ADDITIONAL INFORMATION

* Valuation of payment.

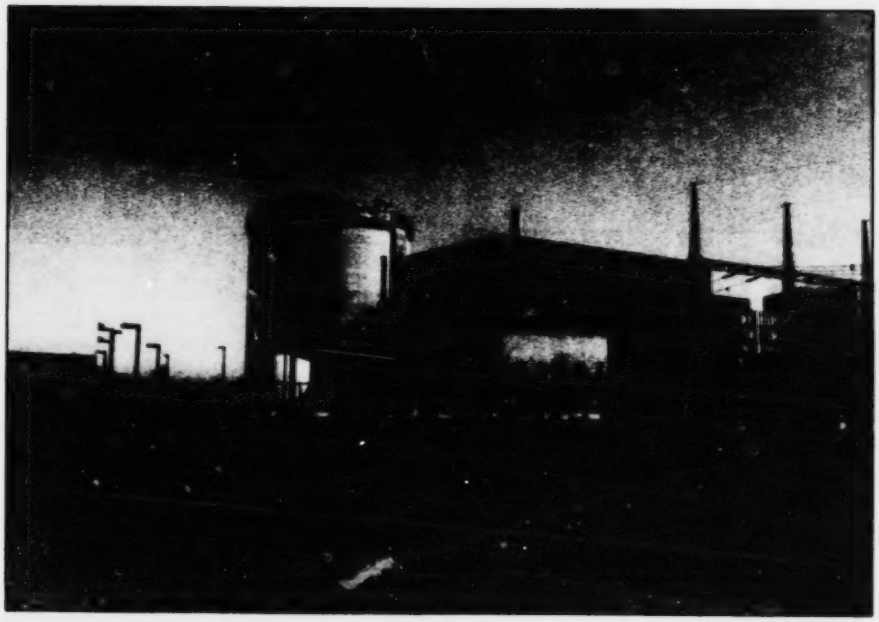
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

4900, boul. Bécancour, Gentilly, Bécancour
4900 Bécancour Blvd, Gentilly, Bécancour

OWNER/PROPRIÉTAIRE
EACL/AECL

CRPI/RIC:
pas dans le RIC not in the CRPI

STUDY YEAR/ANNÉE D'ÉTUDE
1984



VOIR/SEE SITE 5

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
*			

ZONING	PHYSICAL CHARACTERISTICS
Industrial	Level riverfront site

USE	SERVICES AVAILABLE
Buildings, parking and other	All services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	3	2,508.3 m^2	-	-	1969	None
1	10	3,316.3 m^2	-	-	1969	None
1	18	1,161.2 m^2	-	-	1969	None
1	2	326.5 m^2	-	-	1969	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Steel	None	Good	20 years
1	Steel	None	Good	20 years
1	Concrete	None	Good	20 years
1	Steel, concrete	None	Good	20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	AECL	-	-	Assembly and service room	
1	AECL	-	-	Turbine building	
1	AECL	-	-	Reactor building	
1	AECL	-	-	Pumping plant	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Stack	61 m high	Good	Ventilation stack

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Industrial, agricultural	Industries, agriculture, housing	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
No requirements; initially, a large waterfront site far from major human settlements.	By automobile, near a provincial highway	Adequate

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None	No short-term plans. AECL and Hydro Quebec are negotiating an agreement concerning the site area. Agreement expected in 1986.

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
-	None	$668,000 (City at 87%) (1985)	N/A

ADDITIONAL INFORMATION

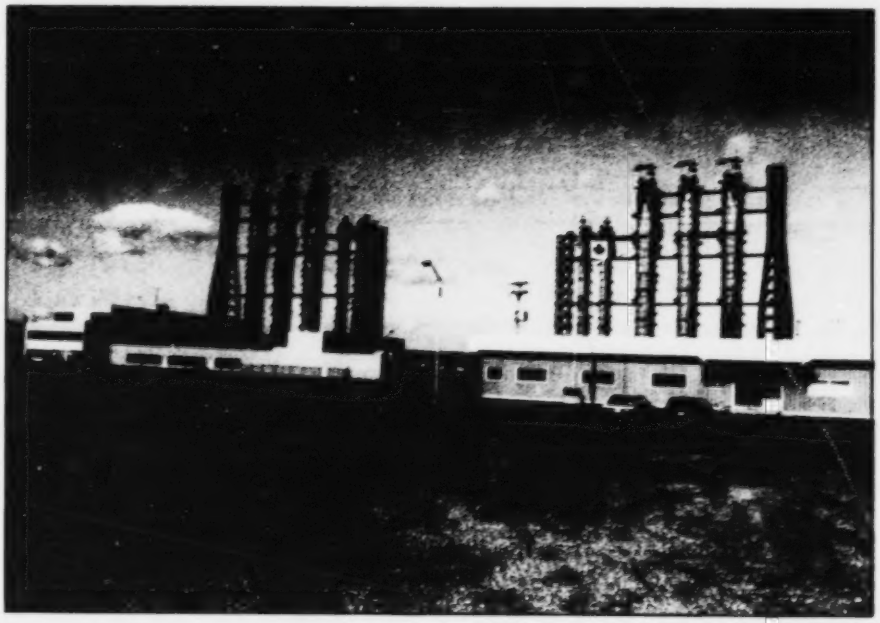
The site is owned by Hydro-Québec. Only the structures belong to AECL. No agreement was made concerning the site area.

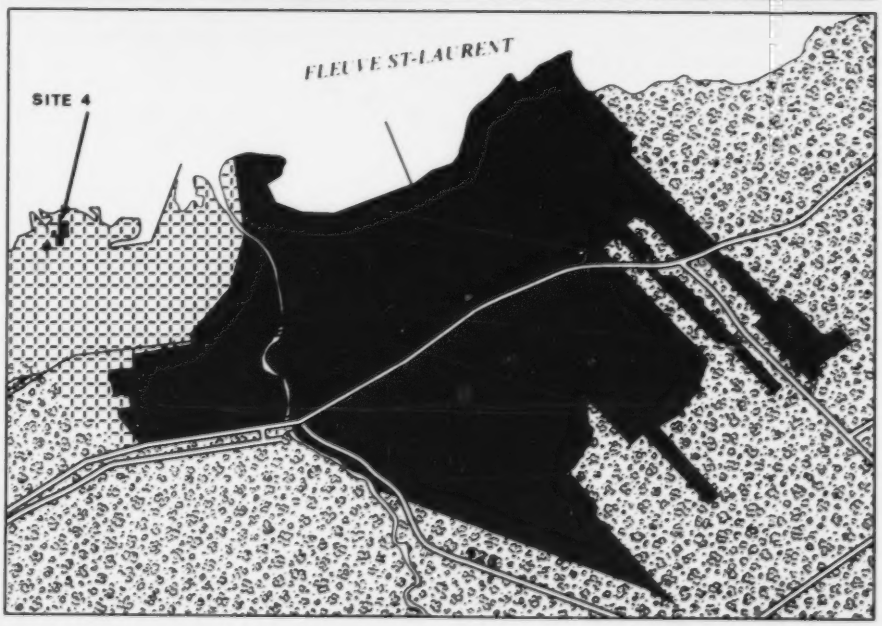
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

[redacted]

4160, boul. Bécancour, Gentilly, Bécancour
4160 Bécancour Blvd, Gentilly, Bécancour

OWNER/PROPRIÉTAIRE
EACL/AECL
CRPI/RIC:
2433320 054 AEC0 23844
STUDY YEAR/ANNÉE D'ÉTUDE
1984





SCALE/ÉCHELLE 1:25,000

0 250
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
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TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
809.4 ha	Irregular	Several lots between 158 and 460, St-Edouard-de-Gentilly Parish cadastre	1975/expropriation

ZONING	PHYSICAL CHARACTERISTICS
Industrial	Level site bordering on St. Lawrence River

USE	SERVICES AVAILABLE
Plant (approx. 12%), agriculture and other (50%), woods (38%)	All services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
				SEE FOLLOWING PAGE	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
10 metal towers	6-170m H 8.2m D 4-73m H 4.6m D	Good	None
3 metal silos	35m H, 11m D	Good	Storage

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Industrial, agricultural	Industries, agriculture, housing	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Initially, there was a requirement for a large site with good accessibility by road and a water supply.	By water and automobile	Adequate

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
N/A	N/A	$5,617,700 (City 1985 at 87%, buildings only)	$43,070

ADDITIONAL INFORMATION

Revenue generated by leasing of buildings, land and premises.

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	3	1,295.9 m^2	-	-	1979	None
3	1	8,577.9 m^2	-	-	1975 to 1979	None
1	1	252.7 m^2	-	-	1975	None
6	1	5,413.9 m^2	-	-	1975 to 1979	None
4	1	1,112.7 m^2	-	-	1975 to 1979	None
1	1	464.5 m^2	-	-	1975	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	Steel	None	Good	25 years
3	Steel	None	Good	25 years
1	Steel	None	Good	25 years
6	Steel	None	Good	25 years
4	Steel	None	Good	25 years
1	Steel	None	Good	25 years

	OCCUPANTS	RENTABLE AREA	TERM	USE
1	AECL	-	-	Administration, offices, cafeteria, W.-C's
3	AECL	-	-	Workshop and service buildings
1	AECL	-	-	Garage
6	AECL	-	-	Warehouse
4	AECL	-	-	Electrical equipment
1	AECL	464.5 m^2	5 years	Leased for use as employment offices from 16-01-81 to 31-01-86, with 2 one-year options All buildings except for one which is leased to EIC are vacant

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

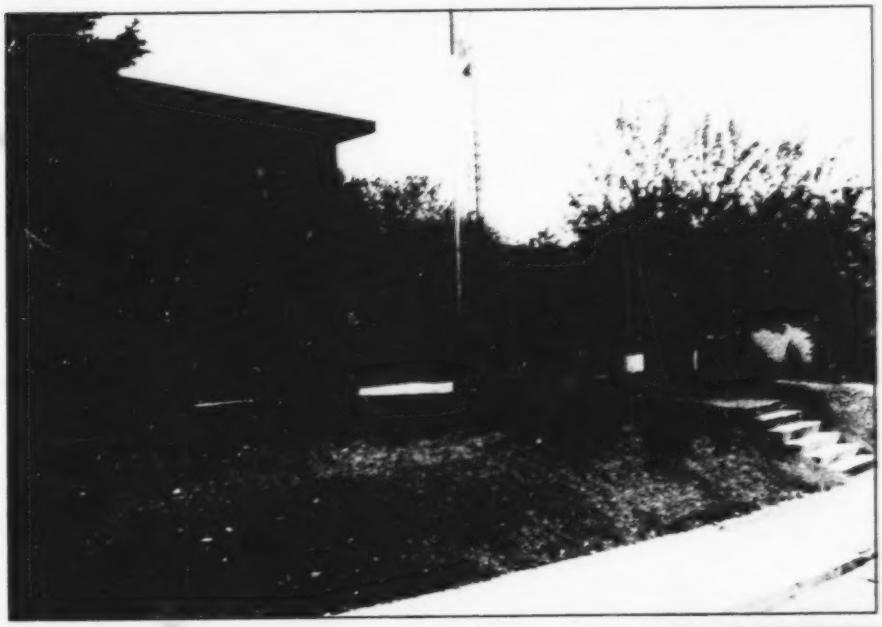
[redacted]

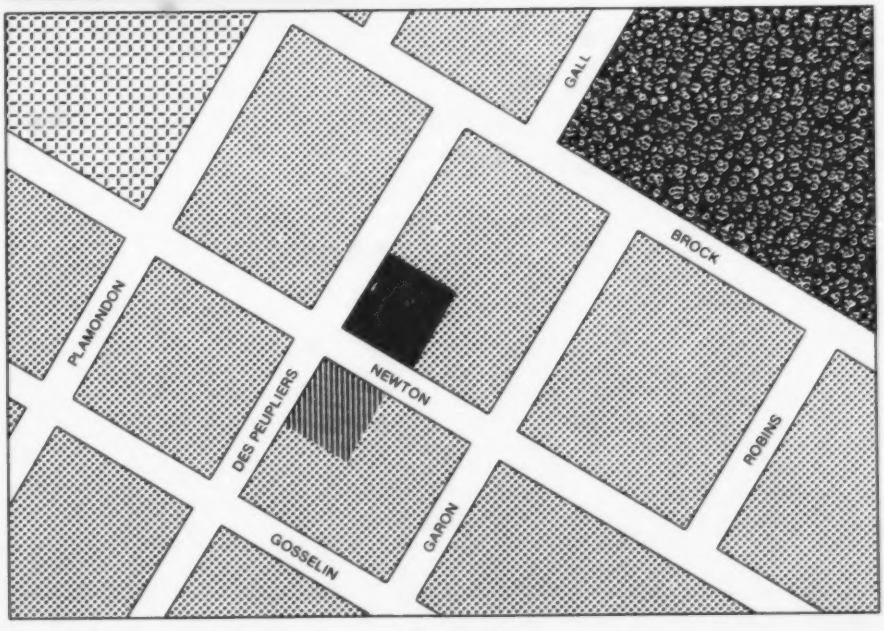
2 & 4, rue Newton, Drummondville
2 & 4 Newton Street, Drummondville

OWNER/PROPRIÉTAIRE
GRC/RCMP

CRPI/RIC:
2441720 017 RCM0 06409

STUDY YEAR/ANNÉE D'ÉTUDE
1984





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

ÉCHELLE/SCALE 1:3000

0 30
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.12 ha	38 m X 34 m	Lots 28-37, 28-38, Municipality of Drummondville	1956/$6,000

ZONING	PHYSICAL CHARACTERISTICS
RA-RB Residential	Level site on gently sloping street

USE	SERVICES AVAILABLE
Building (40%), parking (10%), landscaping (approx. 50%)	All services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	317.64 m^2	-	-	1957	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick, wood	Windows - 1980 Garage doors - 1983	Excellent	20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	-	-	Offices, garage, residence	4-full time 1-part time

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Radio tower	20 m high (approximate)	Good	Radio tower

SURROUNDING AREA

ZONING	LAND USE	DENSITY
PB Public IA Institutional RA Residential	Housing, schools	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Suitable location and building, special equipment for RCMP activities	By automobile and on foot	4 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None	New roof and installation of sign (1985)

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$7,016 (1984)	$2,637 (1984)	$88,660 (1984)	$2,128 (1984)*

ADDITIONAL INFORMATION

* Valuation of payment

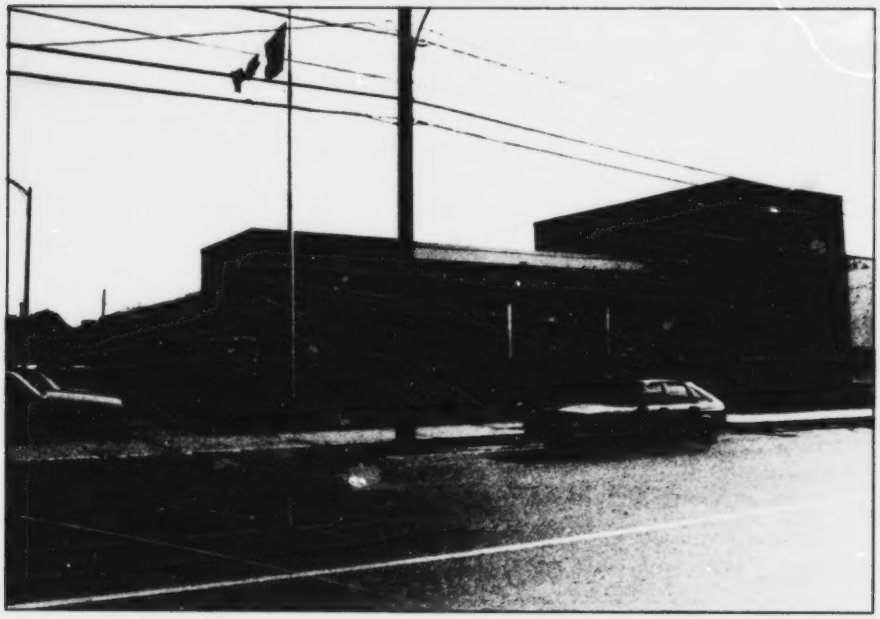
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

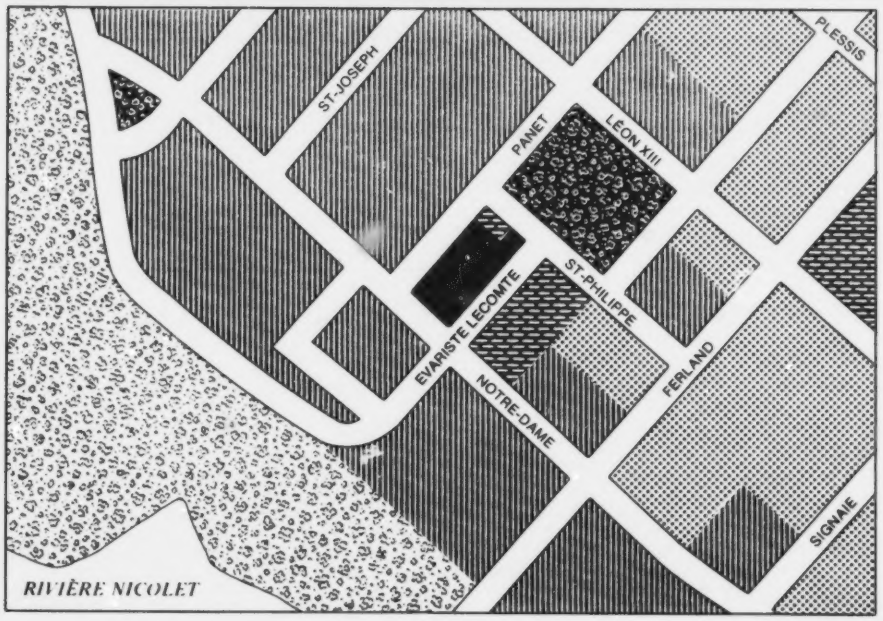
Site 7

Ensemble de la SCP
CPC Building

130, rue Panet, Nicolet
130 Panet Street, Nicolet

OWNER PROPRIÉTAIRE PC/CP
CRPI RIC: 2443360 054 CPO0 06292
STUDY YEAR/ANNÉE D'ÉTUDE 1984





ÉCHELLE/SCALE 1:3000

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.17 ha	50.87 m X 17.12 m	Lots 331-1-1, 331-1-2, 334-1, 334-2-1 334-3 and part 335, Nicolet	1959/$50,698

ZONING	PHYSICAL CHARACTERISTICS
C-C Commercial	Level site

USE	SERVICES AVAILABLE
Building (60%), landscaping and parking (approx. 40%)	All services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1-3 with basement	1,312.2 m^2	954.1 m^2	-	1959	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Concrete, brick	New roof (1983) Heating system (1979)	Very good	20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP	564.1 m^2	-	Offices, wicket, vault, canteen	9
	RC-C&E	55.9 m^2	-	Offices, wicket, warehouse	1
	AGR	92.0 m^2	-	Offices	11
	Private	25.3 m^2	1 year	Red Cross (lease 01-03-84 to 28-02-85)	-
	Private	216.9 m^2	1 year	Jazz ballet school (lease 01-08-84 to 31-01-85)	-

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-	-	-	-

SURROUNDING AREA

ZONING	LAND USE	DENSITY
CB Comm., IA Ind., RB Res., AB Agr.	Housing, businesses, institutions	Medium

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Suitable location (downtown) and accessibility, loading platform, large sorting room	By automobile and on foot	15 spaces and some public parking nearby

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Access ramp	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$58,439 (1983/84)	$65,000 (1981)*	$222,220 (1982)	$6,044 (1982)

ADDITIONAL INFORMATION

* This amount represents the shadow rent charged to CP based on operating costs of the property for 1981 ($43,180) and on the market rent value ($21,820) for other tenants.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 8

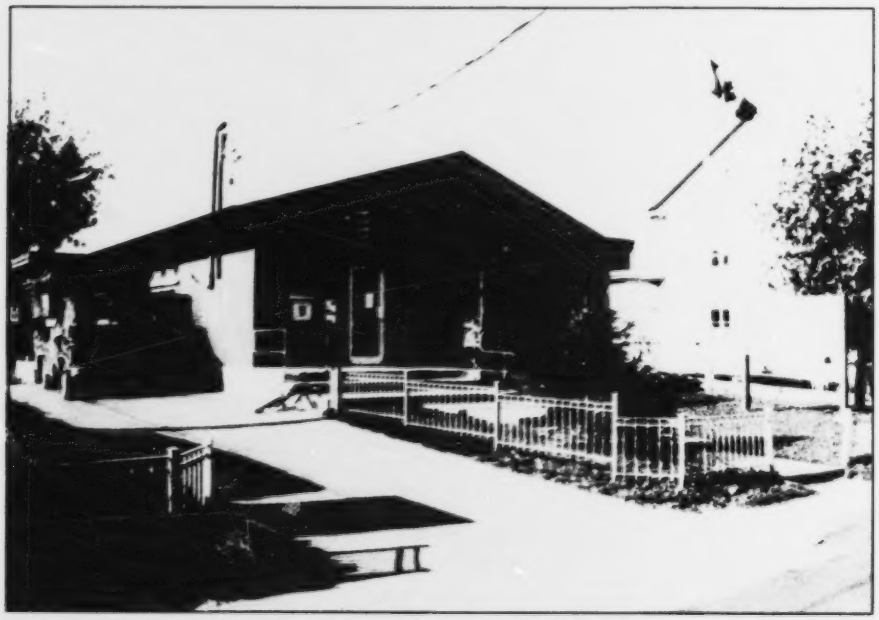
Bureau de poste
Post Office Building

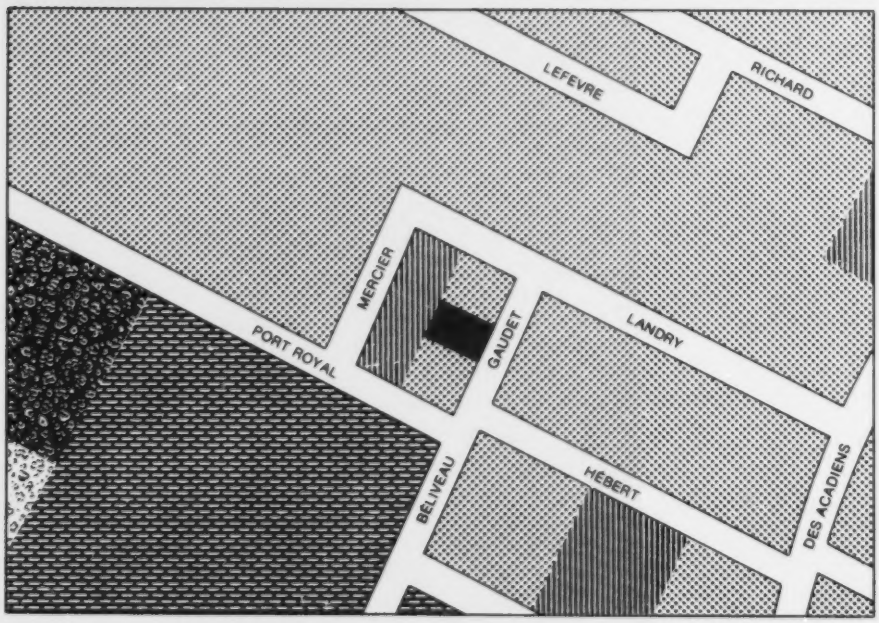
17270, rue Gaudet, St-Grégoire, Bécancour
17270 Gaudet Street, St-Grégoire, Bécancour

OWNER/PROPRIÉTAIRE
PC/CP

CRPI RIC:
2433320 054 CPO0 06266

STUDY YEAR/ANNÉE D'ÉTUDE
1984





ÉCHELLE/SCALE 1:3000

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.06 ha	21.3 m X 30.5 m	Parts of lot 12, incorporated village of Larochelle, Nicolet County	1960/$3,000

ZONING	PHYSICAL CHARACTERISTICS
RB Residential	Level site

USE	SERVICES AVAILABLE
Building (20%), landscaping (50%), mail delivery and handling area (approx. 30%)	All services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	103.7 m^2	98.7 m^2	96.1 m^2	1960	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick, cement, aluminum	-	Good	20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP	-	-	Wicket, sorting room, vault, unloading platform	1-perm. 3-part-time 1-carrier

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-	-	-	-

SURROUNDING AREA

ZONING	LAND USE	DENSITY
CR Commercial, P18 Park, RA-C Residential	Vacant, institution, businesses housing	Medium and low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Adequate location, loading platform, vault, good accessibility	By automobile and on foot	Street parking only

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Access ramps and doors	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$5,981 (1983/84)	$13,025 (1981) (shadow rent)	$74,500 (City 1985 at 87%)	$1,200 (1984)*

ADDITIONAL INFORMATION

This building is located within a historical building protection zone by virtue of the cultural properties act of Québec.

* Interim payment for all federal properties in Bécancour.

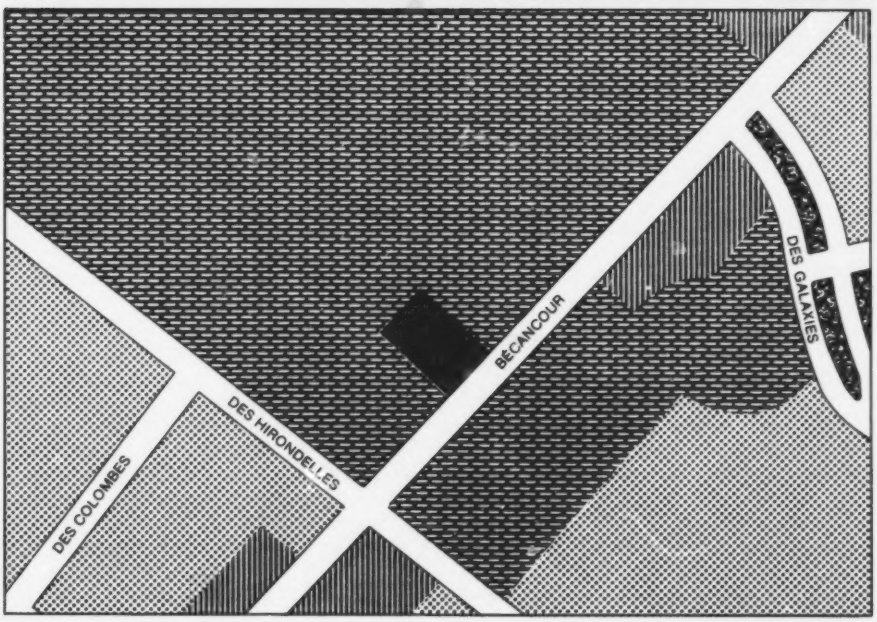
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 9

Emplacement pour un bureau de poste
Post Office Site

Boulevard Bécancour, secteur Gentilly, Bécancour
Bécancour Blvd, Gentilly area, Bécancour

OWNER / PROPRIÉTAIRE
PC/CP
CRPI / RIC:
2433320 054 CPO0 06268
STUDY YEAR / ANNÉE D'ÉTUDE
1984



ÉCHELLE/SCALE 1:3000

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
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TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

PROPERTY DESCRIPTION (9) CP - POST OFFICE SITE

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.11 ha	27.5 m X 42.4 m	Lots 96-1 and 96-1-2 St-Edouard-De-Gentilly Parish	1973/$10,000

ZONING	PHYSICAL CHARACTERISTICS
P Institutional	Level site

USE	SERVICES AVAILABLE
Vacant (100%)	All services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
-	-	-	-	-	-	-

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
-	-	-	-	-

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
-	-	-	-	-	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-	-	-	-

SURROUNDING AREA

ZONING	LAND USE	DENSITY
CD Commercial, CC Mixed, RA-B-C Residential	School, church, businesses, housing	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Adequate site and accessibility, conveniently situated in the centre of the greater area	By automobile and on foot	On street

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	New post office planned for 1986-87.

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$150 (1983-84)	-	$10,700 (City 1985 at 87%)	$1,200 (1984)*

ADDITIONAL INFORMATION

This land has been turfed.

* Interim payment for all federal properties in Bécancour.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 10

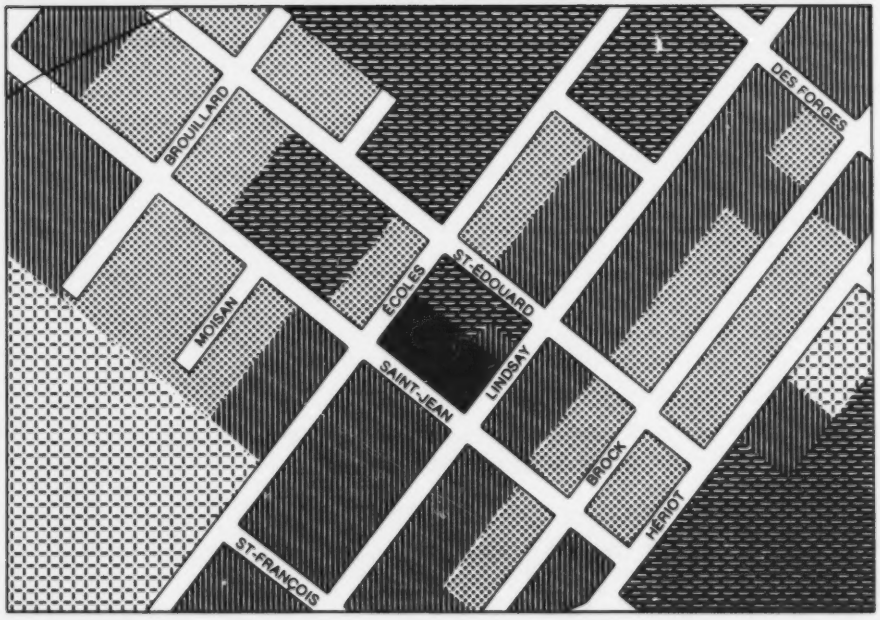
Édifice Hériot
Hériot Building

507, rue Lindsay, Drummondville
507 Lindsay Street, Drummondville

OWNER/PROPRIÉTAIRE
PC/CP

CRPI/RIC:
2441720 017 CPO0 06405

STUDY YEAR/ANNÉE D'ÉTUDE
1984



ÉCHELLE/SCALE 1:4500

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.32 ha	80.7 m X 40.3 m	Lots 223, 224, 282 and 283, Municipality of Drummondville	1954/$60,706

ZONING	PHYSICAL CHARACTERISTICS
PB17 Public and Institutional	Level site

USE	SERVICES AVAILABLE
Buildings (80%), parking (15%), landscaping (5%)	All services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
-	-	-	-	-	-	-

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
-	-	-	-	-

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
				SEE FOLLOWING PAGE	CP - 67 EIC - 30 RC-CE - 7 AGR - 5

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-	-	-	-

SURROUNDING AREA

ZONING	LAND USE	DENSITY
CD, CB Commercial, PB Public, RC Residential	Businesses, park, schools, housing	Medium

TRENDS	PLANNED CHANGE
Stable	Medium-term revitalization of downtown area

OPERATION

REQUIREMENTS	ACCESS	PARKING
Adequate location (downtown), vast building, good accessibility, unloading platform	By automobile and on foot	17 spaces for employees and street parking

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Access ramp, door	85/86 - Renovation of exterior cladding ($250,000) 86/87 - Conversion to gas heating

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$149,333 (1983/84)	$433,875*	$1,186,730 (1984)	$28,418 (1984) (E)

ADDITIONAL INFORMATION

* This amount represents the shadow rent charged to CP based on operating costs of the property for 1981 ($90,000) and on the market rent value ($343,875) for other tenants in 1984.

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	5,273.5 m^2	4,086.0 m^2	3,408.7 m^2	1957	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	Concrete, brick and cement	None	Good	25 years

	OCCUPANTS	RENTABLE AREA	TERM	USE
1	CP	2,102.2 m^2	-	Offices, wicket, vault, sorting room, warehouse, unloading dock
	EIC	1,057.1 m^2	-	Offices and warehouses
	Vacant	226.7 m^2	-	Vacant
	HWC	222.3 m^2	-	Warehouse
	RC-C&E	216.3 m^2	-	Offices
	Private sect.	133.6 m^2		Private sector (lease from 01-09-84 to 31-08-58)($1,080/yr)
	AGR	127.8 m^2	-	Offices

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

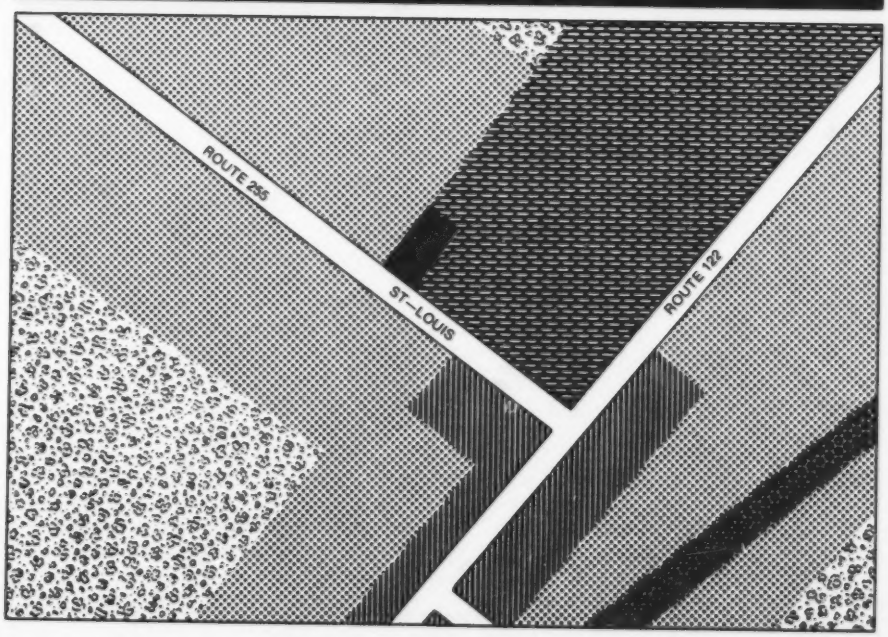
[redacted]

100, rue St-Louis, St-Cyrille de Wendover
100 St-Louis Street, St-Cyrille de Wendover

OWNER/PROPRIÉTAIRE
PC/CP

CRPI/RIC:
2441660 017 CPO0 06403

STUDY YEAR/ANNÉE D'ÉTUDE
1984



ÉCHELLE/SCALE 1:3600

0 36
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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.08 ha	21.34 m X 38.10 m	Part of lot 181, Municipality St-Cyrille-de-Wendover	1968/$6,107

ZONING	PHYSICAL CHARACTERISTICS
None	Level site

USE	SERVICES AVAILABLE
Buildings (15%), delivery area (35%), landscaping (50%)	All services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	127.6 m^2	114.6 m^2	111.4 m^2	1969	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wood, brick and stone	Windows (1979) Heating (1983)	Very good	20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP	-	-	Wicket, vault, offices	3

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-	-	-	-

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Agricultural (provincial zoning)	Housing, businesses, church	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Adequate location and accessibility, suitable building	By automobile and on foot	On street only

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Access ramp	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$5,391 (1983/84)	$15,200 (1981) (shadow rent)	$57,940 (1984) PWC	$643 (1984)

ADDITIONAL INFORMATION

This building is located very near the downtown area.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 12

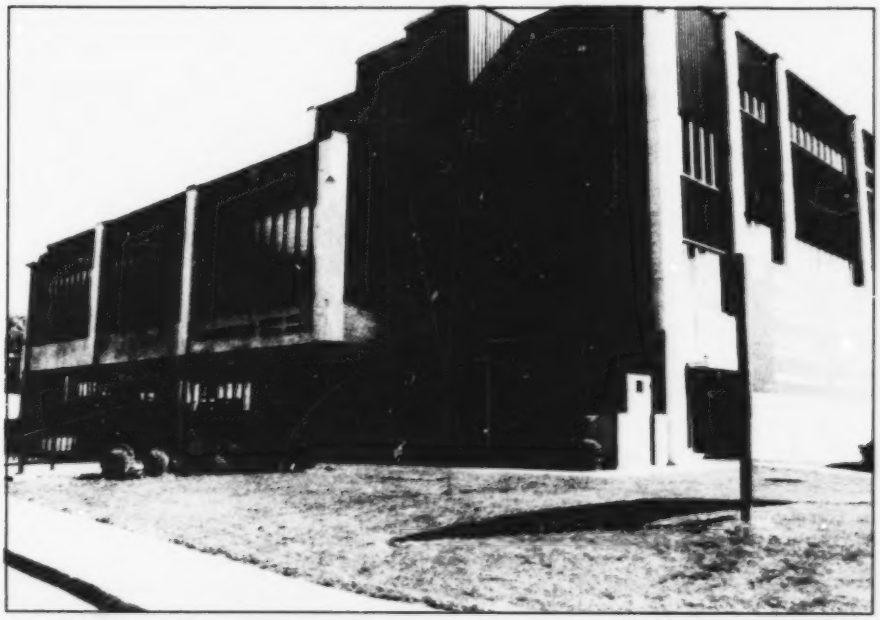
Immeuble de la SCP
CPC Building

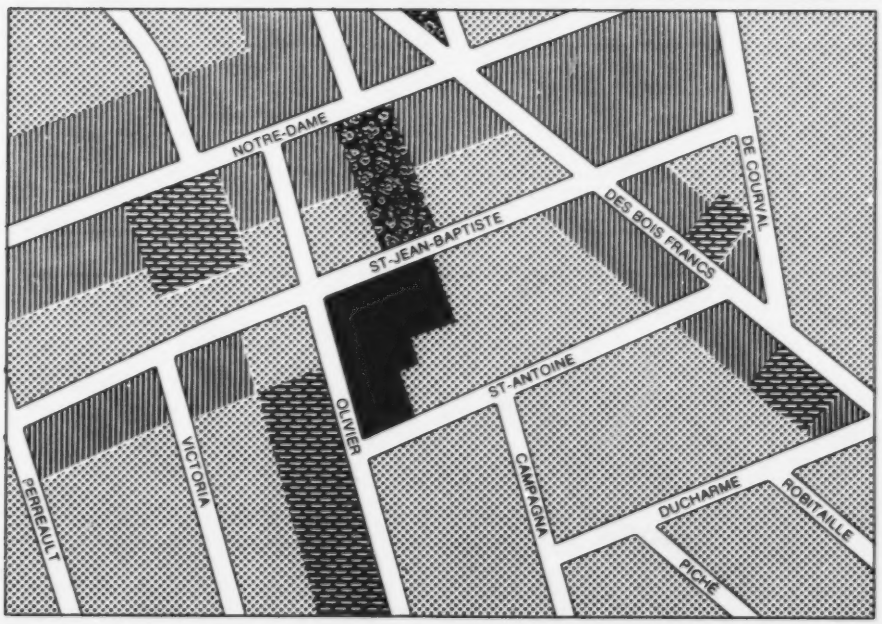
133, rue Saint-Jean-Baptiste, Victoriaville
133 Saint-Jean-Baptiste Street, Victoriaville

OWNER PROPRIÉTAIRE
PC/CP

CRPI RIC:
2434440 039 CPO0 06299

STUDY YEAR/ANNÉE D'ÉTUDE
1984





ÉCHELLE/SCALE 1:4500

0 45
m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.59 ha	Irregular	Lots 220-2, 220-3, 219-1, 219-2, 219-3, etc., Municipality of Victoriaville	1971/$195,976

ZONING	PHYSICAL CHARACTERISTICS
Institutional	Level site

USE	SERVICES AVAILABLE
Building (40%), delivery and parking areas (40%), landscaping (20%)	All services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1 - 3	2,617.7 m^2	2,251.0 m^2	2,084.4 m^2	1974	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Wooden structure steel cladding	Elevator (1982, $115,000) Roof - 1983 (approx. $80,000)	Good	20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP	1,186.9 m^2	-	Post Office, sorting room, vault, etc.	80
	EIC	874.4 m^2	-	Offices	
	AGR	105.2 m^2	-	Offices	
	RC-C&E	84.5 m^2	-	Offices, warehouse	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-	-	-	-

SURROUNDING AREA

ZONING	LAND USE	DENSITY
RC Residential, P Park CA Commercial, I Industrial	Housing, businesses, school, park	Medium

TRENDS	PLANNED CHANGE
Stable, Area 100% built-up	Downtown revitalization (middle term)

OPERATION

REQUIREMENTS	ACCESS	PARKING
Large building, special equipment, good accessibility, suitable location	By automobile and on foot	50 employee 18 visitor

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Access ramp, elevator	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$113,622 (1983/84)	$236,429*	$1,020,000 (1984)	$20,808 (1984)

ADDITIONAL INFORMATION

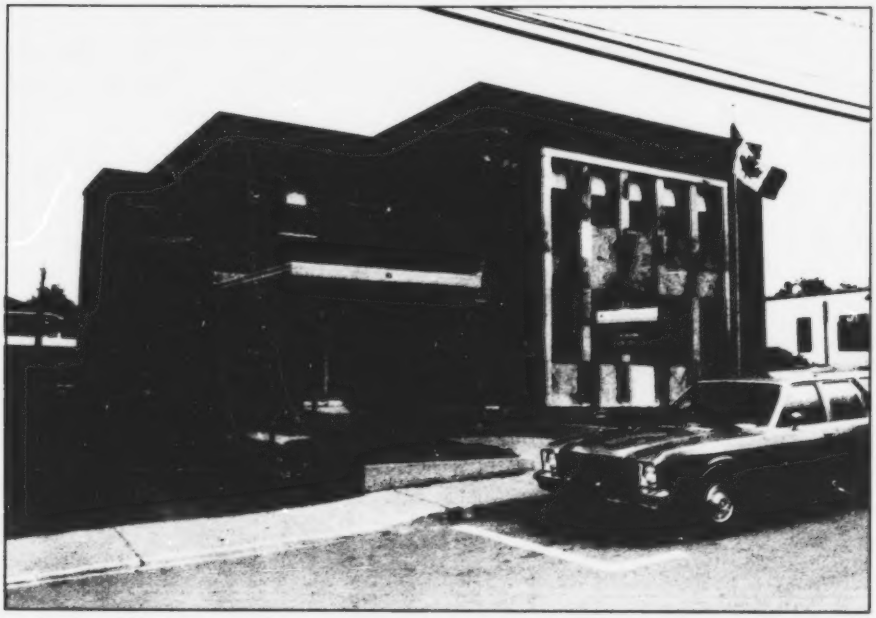
* This amount represents the shadow rent charged to CP based on operating costs of the property for 1981 ($74,900) and on the market rent value ($161,529) for other tenants in 1984.

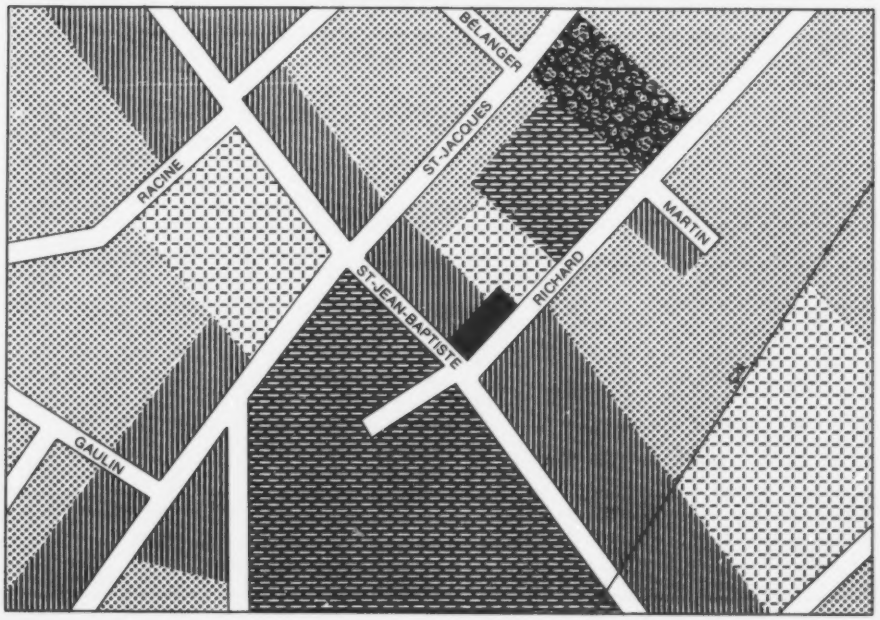
PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Immeuble de la SCP
CPC Building

45, rue Saint-Jean-Baptiste, Princeville
45 Saint-Jean-Baptiste Street, Princeville

OWNER/PROPRIÉTAIRE PC/CP
CRPI RIC: 2434470 039 CPO0 06297
STUDY YEAR/ANNÉE D'ÉTUDE 1984





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

ÉCHELLE/SCALE 1:4500

0 45
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.07 ha	16.31 m X 48.77 m	Lots 30-34, 35 Municipality of Princeville	1939/$1,489

ZONING	PHYSICAL CHARACTERISTICS
M83 Mixed zoning	General sloping site

USE	SERVICES AVAILABLE
Building (50%), parking (15%), delivery area (30%), lawn (5%)	All services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2	886.5 m^2	591.5 m^2	549.0 m^2	1951	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick and decorative concrete	Roof - 1980 $20,000 (approx.)	Average	15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP	303.0 m^2	-	Wicket, administration, sorting room, parking	4
	Private	148.3 m^2	-	Dwelling, parking	
	Vacant	140.4 m^2	-	Vacant	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-	-	-	-

SURROUNDING AREA

ZONING	LAND USE	DENSITY
R1 Residential C76 Commercial, S75 Service	Businesses, housing, church	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Adequate building and location (downtown), good accessibility	By automobile and on foot	On street only

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Access ramp	Alteration of windows by 1990/91 (approx. $25,000) Electric heating in 1985/86 ($15,000)

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$15,642 (1983/84)	$30,339*	$207,060 (1984)	$3,706 (1984)

ADDITIONAL INFORMATION

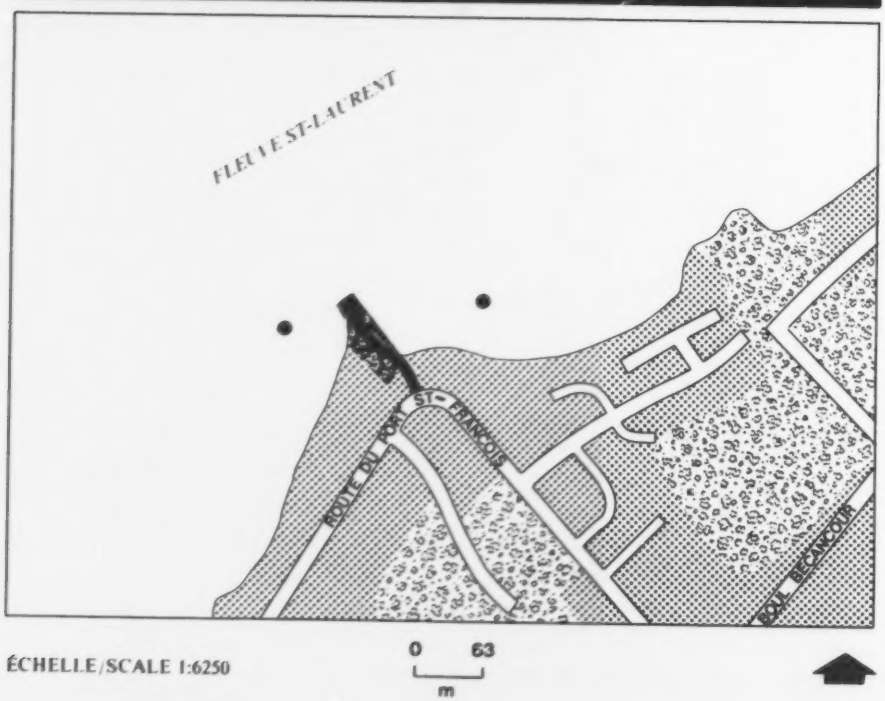
* This amount represents the shadow rent charged to CP based on operating costs of the property for 1981 ($10,010) and on the market rent value ($20,329) for other tenants in 1984.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Quai Port St-François
Port St-François Wharf

Lot 12, Saint-Jean-Baptiste-de-Nicolet

OWNER/PROPRIÉTAIRE
P&O / F&O
CRPI/RIC:
2433680 054 DPW0 06286
STUDY YEAR/ANNÉE D'ÉTUDE
1984



ÉCHELLE/SCALE 1:6250

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.17 ha	Irregular	Part of Lot 12, Municipality of St-Jean-Baptiste-de-Nicolet	1906/$3,000

ZONING	PHYSICAL CHARACTERISTICS
REC1 Recreational	Waterfront site and wharf

USE	SERVICES AVAILABLE
Wharf	Electricity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	4 m^2	-	-	1980	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Glazed steel	None	Good	15 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	EC	-	-	Wharf, marigraph station	-

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
1 alignment beacon	approx. 3m high	Good	Navigational aid
1 wharf (head)	15m long x 31m	Good	Wharf
2 beacons	10m X 10m X 10m	Good	Navigational aid

SURROUNDING AREA

ZONING	LAND USE	DENSITY
REC1 Recreational	River and housing	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Yachting pier, good accessibility, suitable signals for wharf accesses	Automobile	Adequate

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
-	-	Not evaluated	-

ADDITIONAL INFORMATION

The wharf has become inaccessible to automobile traffic.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 15

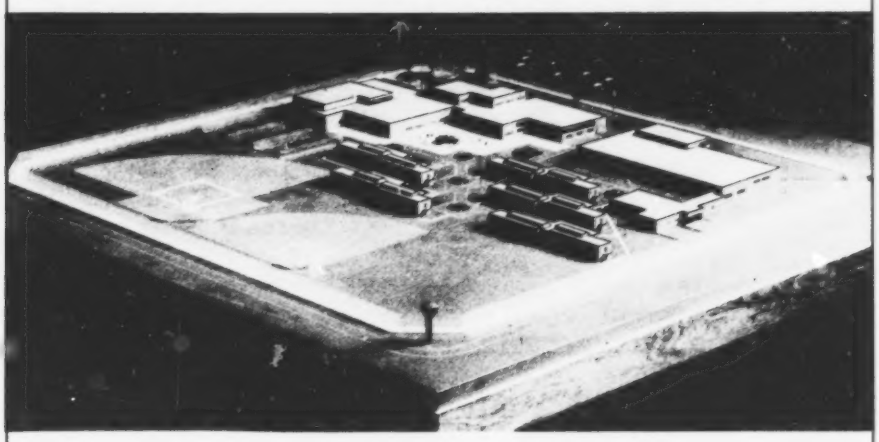
Institution pénale
Penal Institution

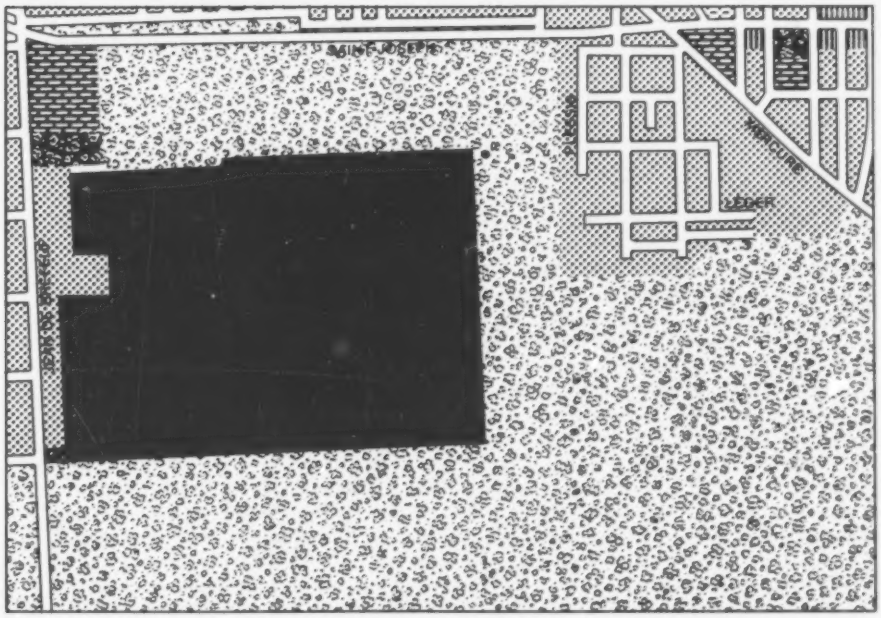
2025, rue Jean-de- Brébeuf, Drummondville
2025 Jean-de- Brébeuf Street, Drummondville

OWNER/PROPRIÉTAIRE
SCC / CSC

CRPI/RIC:
2441720 017 PEN0 23084

STUDY YEAR/ANNÉE D'ÉTUDE
1984





ÉCHELLE/SCALE 1:19700

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
91 ha	1,081 m X 914 m	Parts of lots 237, 248, 294 and 250, Municipality of Drummondville	1978/$500,000

ZONING	PHYSICAL CHARACTERISTICS
PB51 Public and institution	Level site, wooded periphery

USE	SERVICES AVAILABLE
Vacant, woods and protection zone (90%), operations (approx. 10%)	All services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
				SEE FOLLOWING PAGE	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
1 observatin tower	approx. 15 m high	Very good	Observation tower

SURROUNDING AREA

ZONING	LAND USE	DENSITY
RA, RB, RC Residential CB Commercial	Housing and vacant	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Very large site, good accessibility, outside the urban fabric	By automobile and on foot	About 183 spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
In hospital and visitor areas	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
Not available	Not available	Not available	Not available

ADDITIONAL INFORMATION

The penitentiary site includes 2 baseball fields and 3 tennis courts.

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	6,293.5 m^2	-	-	1982	None
1	1	3,324.8 m^2	-	-	1982	None
6	1½	3,583.8 m^2 (tot.)	-	-	1982	None
1	1	795.6 m^2	-	-	1982	None
3	1	38.95 m^2	-	-	1982	None
1	1	9 m^2	-	-	1982	None

* Measurements are approximate

	BUILDING MATERIAL	MAJOR RENOVATIONS	CONDITION	REMAINING ECONOMIC LIFE
1	Steel and steel	None	Very good	35 years
1	Steel, steel and textured concrete block	None	Very good	35 years
6	Steel, concrete	None	Very good	35 years
1	Steel, steel and concrete	None	Very good	35 years
3	Steel	None	Very good	35 years
1	Wood, steel	None	Very good	35 years

	OCCUPANTS	RENTABLE AREA	TERM	USE
1	CSC	-	-	Administration, kitchen, gym, heating
1	CSC	-	-	Workshops, offices
6	CSC	-	-	Cell blocks, guard offices
1	CSC	-	-	Infirmary, cells
3	CSC	-	-	Instrumentation building
1	CSC	-	-	Guard post

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 16 – 26

Aides à la navigation maritime
Maritime Navigational Aids

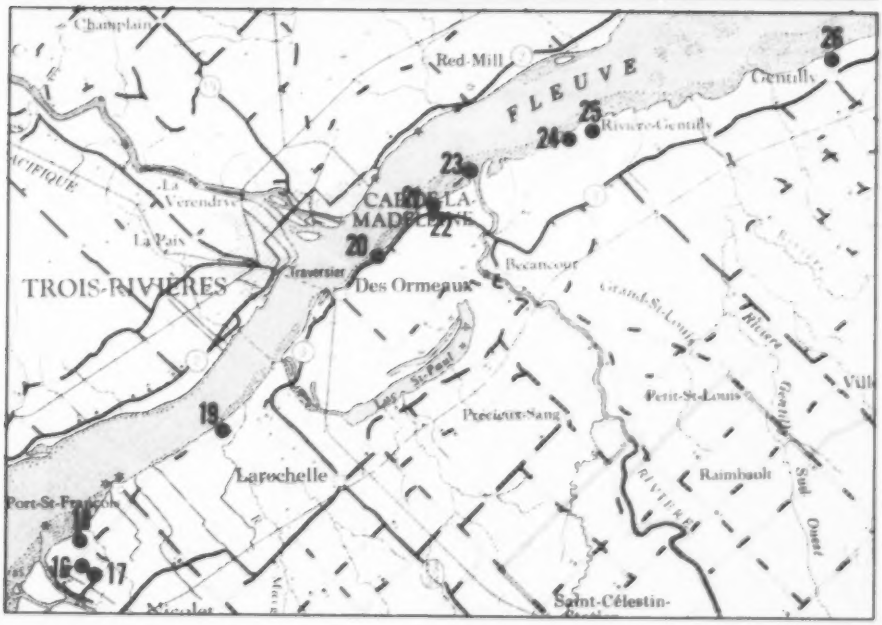
Différentes Localisations
Various Locations

OWNER / PROPRIÉTAIRE
TC / TC

CRPI / RIC:
Voir Texte
See Text

STUDY YEAR / ANNÉE D'ÉTUDE
1984

Site 26



ÉCHELLE/SCALE 1:250,000

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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN

This profile covers property 16 through 26 as identified in the table of contents.

Site No	Location	Lot	Area	Use	Surroundings
16	St-Jean-Baptiste-de-Nicolet	Part 384	0.04 ha	5 concrete slabs	Vacant, agriculture
17	St-Jean-Baptiste-de-Nicolet	Part 383	0.08 ha	Alignment beacon	Vacant, agriculture
18	St-Jean-Baptiste-de-Nicolet	Part 386	0.04 ha	Alignment beacon	Housing, river
19	St-Jean-Baptiste-de-Nicolet	Part 2	leased	Alignment beacon	Housing, river
20	Bécancour	Part 24	0.04 ha	Triang. station	Housing, agriculture
21	Bécancour	Part 9	0.04 ha	Alignment beacon site	Wooded, agriculture
22	Bécancour	Facing lot 19	-	Alignment beacon	River and wooded
23	Bécancour	Part 500	0.24 ha	Alignment beacon	Vacant
24	Bécancour	Part 34	N/A	Alignment beacon	Vacant
25	Bécancour	Part 14	N/A	Alignment beacon	Vacant
26	Bécancour	Part 76	0.04 ha	Alignment beacon	Vacant

These sites were acquired and developed in two phases, the first at the turn of the century (16, 21, 26) and the second around the early seventies (17, 18, 20, 23). Dates are not available for 19, 22, 24, 25.

All of the site, except No 21, have access roads.

Except for site 17, all of these properties are occupied by alignment beacons or a triangulation station. Site 17 has only 5 concrete slabs, which were once used as an alignment beacon base. That particular beacon was decommissioned on November 19, 1970. Site 22 was replaced in 1972 by site 23 and is now surplus.

All of these sites, except Nos 17 and 22, are occupied by alignment beacons and a triangulation station. These structures range from approximately 3 to 20 metres high. The properties are in good condition and are used to guide ships along the St. Lawrence Seaway.

The use of these properties entails minimal expense.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 27

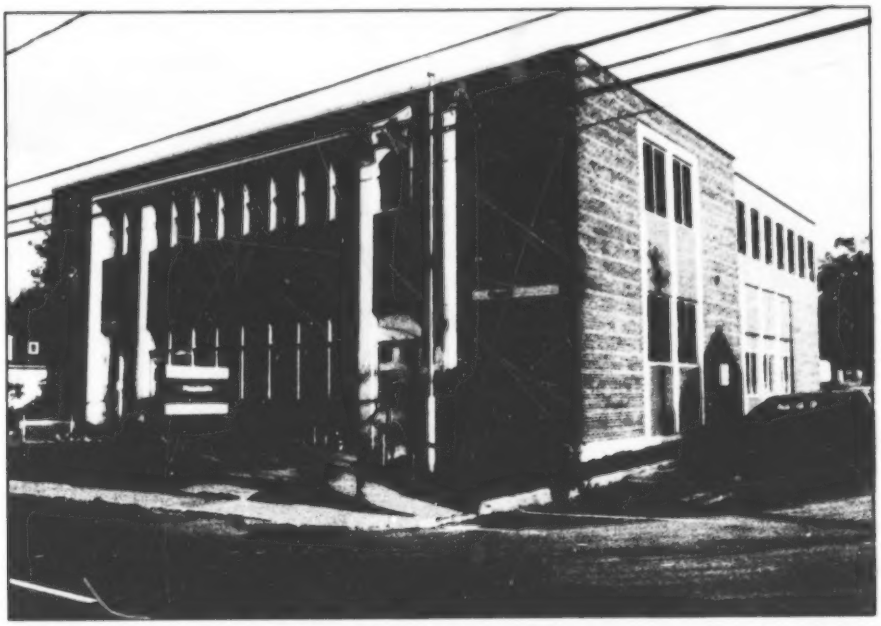
Immeuble fédéral
Federal Building

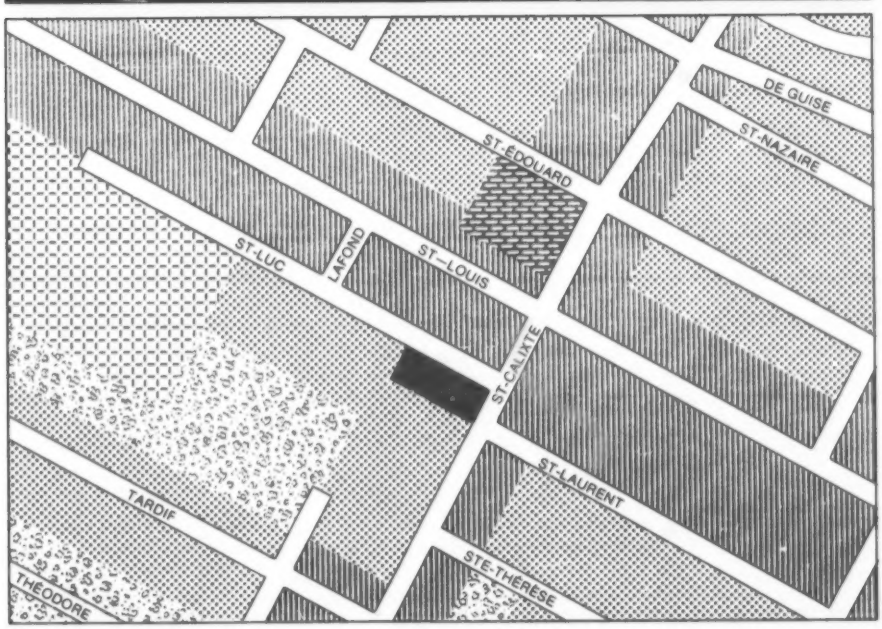
1800, rue Saint-Calixte, Plessisville
1800 Saint-Calixte Street, Plessisville

OWNER/PROPRIÉTAIRE
TPC/PWC

CRPI/RIC:
2427690 019 DPW0 06077

STUDY YEAR/ANNÉE D'ÉTUDE
1984





LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

ÉCHELLE/SCALE 1:4500

0 45
m

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.12 ha	57.79 m X 21.06 m	Parts of lots 18-2 and 22-1 Municipality of Plessisville	1957/$20,935

ZONING	PHYSICAL CHARACTERISTICS
C-1 Commercial	Level site

USE	SERVICES AVAILABLE
Building (30%), parking and delivery area (60%), lanscaping (approx. 10%)	All services

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1½	1,363.5 m	883.1 m^2	837.0 m^2	1959 and 1975	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick, cement	Addition in 1975	Very good	20 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP	450.2 m^2	-	Administration, wicket, vault, etc.	20
	EIC	386.4 m^2	-	Offices	8
	Vacant	46.5 m^1	-	Vacant	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
-	-	-	-

SURROUNDING AREA

ZONING	LAND USE	DENSITY
RA Residential CB Commercial	Businesses, housing, church	Medium

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Adquate building and location, loading platform	By automobile and on foot	15 employee spaces

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Access ramp	Alteration of first-floor windows in 1985/86 ($18,000 to $20,000)

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$28,114 (1983/84)	$71,300 (1981)	$500,600 (1984)	$12,165 (1984)

ADDITIONAL INFORMATION

A small EIC office is to be set up on the first floor to accommodate handicapped persons.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 28

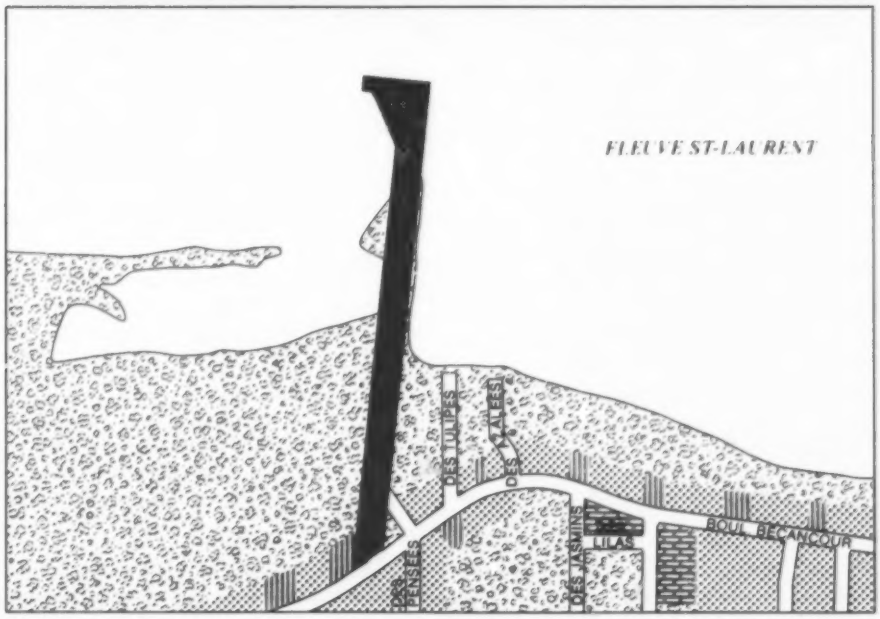
Quai et voie d'accès
Wharf and Access Road

Rue des Nénuphards, Ste-Angèle de Laval, Bécancour
des Nénuphards Street, Ste-Angèle de Laval, Bécancour

OWNER PROPRIÉTAIRE
TPC / PWC

CRPI RIC:
2433320 054 PCC0 06267

STUDY YEAR / ANNÉE D'ÉTUDE
1984



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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL
COMMERCIAL	COMMERCIAL
INSTITUTIONAL	INSTITUTIONNEL
INDUSTRIAL	INDUSTRIEL
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION
UNDEVELOPED	NON AMÉNAGÉ

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
2.2 ha	Irregular	Part of lot 149, cadastre of Ste-Angèle Parish in Laval	1934/-

ZONING	PHYSICAL CHARACTERISTICS
Agricultural and residential	Waterfront site

USE	SERVICES AVAILABLE
Land (access road) (70%), wharf (10%), waterlot (20%)	Electricity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
-	-	-	-	-	-	-

-	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
	-	-	-	-

-	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
	-	-	-	-	-

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Wharf	35 m x 30 m (approx.)	Good	Wharf

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Agricultural, residential Commercial	Agriculture, vacant, housing, businesses	Low

TRENDS	PLANNED CHANGE
Stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Initially: mooring for ferries Now: waterlot leased to a private company	By automobile and on foot	Adequate

HANDICAPPED SERVICES	PLANNED ACTIVITIES
-	-

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$100/year	$300/year	Not evaluated	$850 (1984)

ADDITIONAL INFORMATION

This wharf once served the Trois Rivières ferry. This property belongs to PWC, but its administration, management and control were transferred to Ports Canada on November 3, 1954 by Order-in-Council 1954-1676.

APPENDIX A

GLOSSARY OF TERMS

CRPI

Central Real Property Inventory: Central Record of the real property holdings of the federal government. Departments shall report to PWC all revisions, acquisitions and disposals as they occur; review their holdings as published in inventory printouts and bring to the attention of PWC any errors or omissions related thereto; and ensure that departmental inventories are compatible with and keyed to the central inventory.

ECONOMIC LIFE

The estimated period over which it is anticipated that a property may profitably be utilized. The period over which a property will yield a return on the investment, over and above the economic rent due to land. This period can never exceed, and generally is shorter than, the physical life of the improvements.

EXCESS

No longer required for operational purposes by a particular department. See "Surplus Property Procedures".

FLM

Federal Land Management - FLM policy requires that departments plan their acquisition, use and disposal of lands in a manner consistent with the principle that federal lands should be managed so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

GRANTS IN LIEU OF TAXES

Municipal grants are not paid on parks or on property leased to private concerns. Grants have been phased in to 100% of assessed value in 1983 for the following properties: museums, historic sites and parks, and self-contained Canadian Forces Bases.

GROSS AREA - (Outside Gross)

That area measured from the outside of the outer building wall to the outside surface of the opposite building wall, for the area of each floor, without any deductions for opening which occur within the floor area. Where balconies and mezzanine floors occur with the exterior walls of the building, the actual area of these is measured and included.

HERITAGE DESIGNATION

Federal Heritage Building Review Office (FHBRO) - An interdepartmental advisory body responsible for identifying and evaluating heritage buildings (40 years old and older) owned by the federal government and for monitoring the conservation and continued use of these buildings. FHBRO approval is required

prior to any significant intervention to potential heritage buildings. For more information a pamphlet no. QS-8800-300-BB-A1 is available from Parks Canada. The two categories are:

Classified building - A federal building that has been identified by the Government of Canada as having the highest heritage significance.

Recognized building - A federal building that has been identified by the Government of Canada as having the second highest heritage significance.

MONITOR

A recommendation that a property be monitored means that it is to be observed to determine if the problem identified has been solved by the expected action.

NON-HABITABLE VACANT SPACE

Space which, by reason of design and/or condition, cannot be used to satisfy client requirement.

OPERATING EXPENSES

Total operating expenses, including repairs but not capital expenditures, or management fees. PWC figures are as listed in the PWC Building Report for the 1983-84 fiscal year.

PROPERTY

Generally refers to an area of land plus any structures that may be located thereon.

RENTABLE FLOOR AREA

That area within the outside walls computed by measuring from the inside surface of the outer building wall to the inside surface of the opposite outer building wall, except where the outer building wall consists of 50% or more glass. In the latter case, the area is computed by measuring the innermost inside surface of such glass to the inside surface of the opposite outer building wall or glass, whichever is applicable. The area includes columns and projections necessary to the building structure but excludes Building Service Area (i.e., furnace rooms, public stairs, etc.)

REVIEW

A recommendation that a property be reviewed means that it is to be reevaluated at a specific time.

SURPLUS PROPERTY PROCEDURES

When a federal department or agency no longer has any use for a property (improved or unimproved land, including waterlots), it completes a "Notice of Excess Crown Property" form, which PWC circulates to other departments. If another department has expressed an interest in acquiring the property, this fact is taken into consideration by PWC which makes a recommendation to

TBAC/FLM on the federal departmental or agency transfer of the property. When there is no federal interest, the property may be declared surplus for disposal under the Surplus Crown Assets Act. If a property is determined surplus to federal requirements, Real Estate Services Disposal Guidlines regulate the priority of disposal action and terms of sale (i.e. provincial, municipal, public tender, etc.) or lease. Structures (without land) surplus to departmental requirements are simply reported surplus under the Surplus Crown Assets Act and do not require TBAC/FLM review.

TREASURY BOARD ADVISORY COMMITTEE ON FEDERAL LAND MANAGEMENT (TBAC/FLM)

Committee chaired by a representative of the Treasury Board Secretariat and includes, as permanent members, representatives of EC, PWC and CMHC.

USABLE FLOOR AREA

The area within the outside walls measured and computed in the same manner as "Rentable Area" but excluding common use areas which serve the entire floor or building, known as Accessory Area (e.g. washrooms, cafeterias).

APPENDIX B

ABBREVIATIONS

Department and Agency Abbreviations

CBC	Canadian Broadcasting Corporation
CMHC	Canada Mortgage and Housing Corporation
CPC	Canada Post Corporation
EC	Environment Canada
F&O	Department of Fisheries and Oceans
ND	National Defence
NRC	National Research Council
Parks	Parks Canada
PCa	Ports Canada
PWC	Public Works Canada
RC-C&E	Revenue Canada, Customs and Excise
RCMP	Royal Canadian Mounted Police
SLSA	Saint Lawrence Seaway Authority
Stats	Statistics Canada
TC	Transport Canada

General Abbreviations

ASC	Area Screening Canada
CRPI	Central Real Property Inventory, PWC
FHBRO	Federal Heritage Building Review Office
TBAC/FLM	Treasury Board Advisory Committee on Federal Land Management, chaired by a representative of the Treasury Board Secretariat and the permanent members are representatives of PWC, DOE and CMHC.

Other Abbreviations

CN	Canadian National
COPERS	Conseil de Promotion Economique de la Rive-Sud Inc.
LAU	Loi sur l'Aménagement et l'Urbanisme
MAM	Ministère des Affaires municipales
MICT	Ministère de l'Industrie, du Commerce et du Tourisme du Québec
MLCP	Ministère du Loisir, de la Chasse et de la Pêche
OPDQ	Office de Planification et de Développement du Québec
PME	Petites et Moyennes Entreprises
RCM	Regional County Municipality
SDI	Société de Développement Industriel
SIDAC	Société d'Initiative et de Développement des Artères Commerciales

APPENDIX C

ASC PUBLISHED REPORTS

Newfoundland

St. John's

Nova Scotia

Halifax-Dartmouth (1979, 1985)
Sydney

New Brunswick

Fredericton
Moncton
Saint John

Prince Edward Island

Charlottetown

Quebec

The Gaspé/Iles de la Madeleine
Granby
Haut-Saguenay
Lac St. Jean
Lower St. Lawrence
Montreal Island/Laval/Longueuil
Quebec Urban Community
Montreal North Shore
Montreal South Shore
Sherbrooke
Sorel
St. Hyacinthe
Trois-Rivières Region
Valleyfield

British Columbia

Fraser Valley
The Kootenays
Okanagan Region
Vancouver
Vancouver Island
Victoria

Northwest Territories

Yellowknife

Ontario

Cornwall
Guelph
Hamilton
Kingston
Kitchener-Waterloo
London
Metropolitan Toronto
Mid-Seaway Corridor
Mississauga
Niagara Region
North Bay
Oakville
Peterborough
Regional Municipality of Durham
Regional Municipality of Peel
Regional Municipality of Waterloo
Regional Municipality of Hamilton-Wentnorth
Regional Municipality of Halton
Regional Municipality of York
Sault Ste. Marie
Sudbury
Thunder Bay
Timmins
Windsor

Manitoba

Winnipeg

Saskatchewan

Regina
Saskatoon (1978, 1985)
Prince Albert

Alberta

Calgary
Edmonton
Red Deer

Yukon

Whitehorse

National Capital Region

Ottawa/Hull
Upper Ottawa Valley

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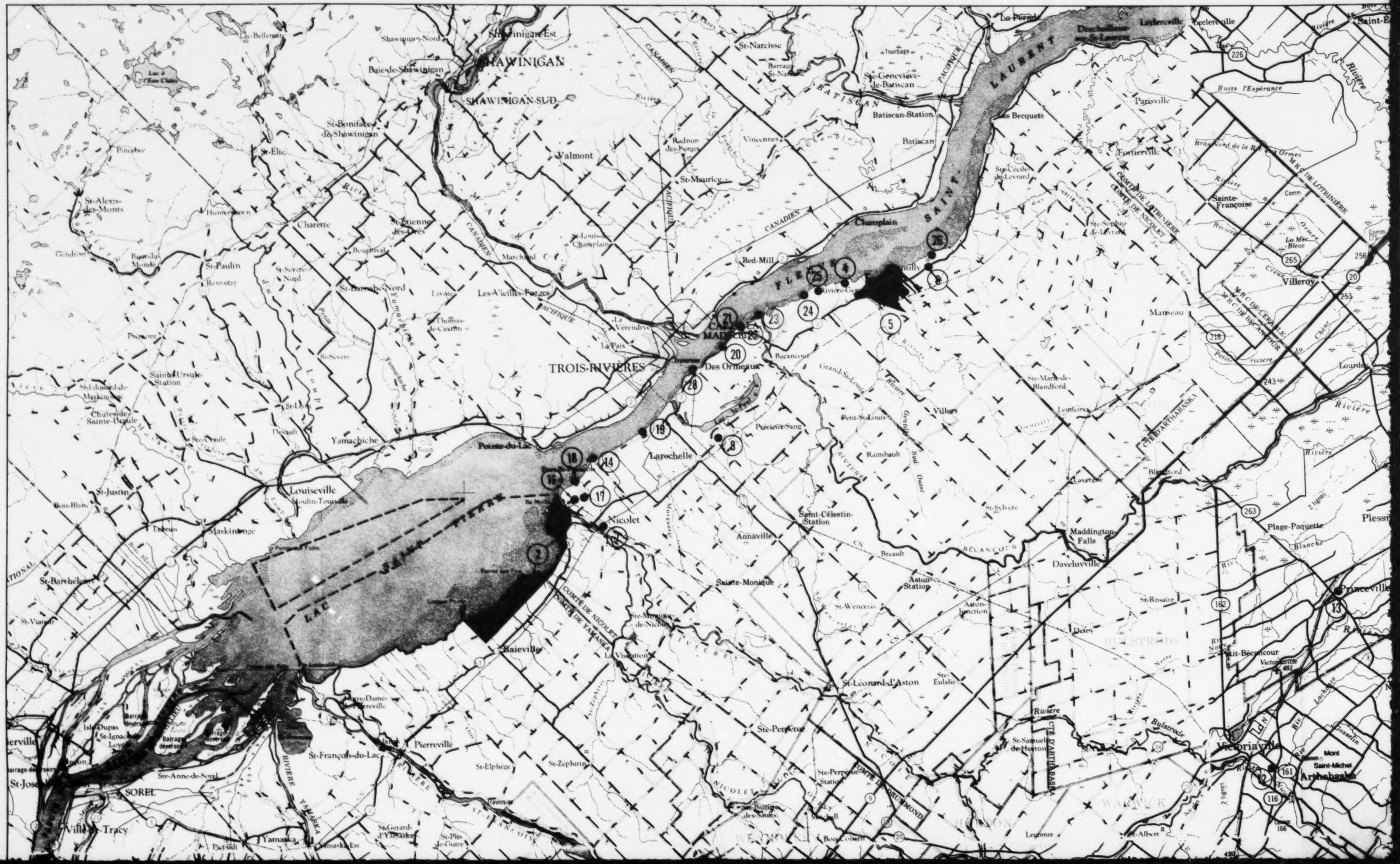
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Shawinigan-Est
Baie-de-Shawinigan
Lac-Bellemare
Lac à l'Eau Claire
St-Bonifacede-Shawinigan
St-Elie
Pincebec
St-Alexis-des-Monts
Hunterstown
Charette
St-Etienne-des-Grès
Boucherville
Gendron
Bourdu Monde
St-Paulin
Rentery
St-Severe-Nord
St-Barnabe-Nord
Lavioie
Les Vieilles-Forges
Thomas-de-Caxton
St-Severe
Petite rivière
Saint-Ursule Station
St-Edouard-de-Maskinongé
Chute-des-Sainte-Ursule
Ste-Ursule
St-Leon
Devault
Yamachiche
Pointe-du-Lac
Louiseville
Moulin-Tourville
St-Justin
Beau-Blanc
Maskinongé
St-Barthelemi
St-Viateur
Baieville
Pierreville
St-François-du-Lac
Ste-Anne-de-Sorel
SOREL
St-Joseph
Ville-de-Tracy
Yamaska
Yamaska-Est
St-Gerard-d'Yamaska
St-Pie-de-Guire
St-Elphege
St-Zephirin
TROIS-RIVIERES
La Verendrye
La Paix
Des Ormeaux
Becancour
Grand-St-Louis
Petite-Rivière
Pointe-du-Sang
Larochelle
Petit-St-Louis
Raimbault
Villers
Ste-Marie-de-Blandford
Leyrlcroix
Nicolet
Annaville
Saint-Célestin-Station
Sainte-Monique
Ste-Marguerite-de-Nicolet
La Visitation
St-Wenceslas
Breault
Aston-Station
Aston-Jonction
Defey
St-Léonard-d'Aston
Ste-Eulalie
Ste-Perpetue
Ste-Perpetue-Station
Bon-Conseil
Pratique-des-Saints
St-Albert
Legendre
Ste-Samuelle-de-Horton
Maddington-Falls
Daveluyville
St-Rosaire
Plage-Paquette
Princeville
Victoriaville
Mont Saint-Michel
Arthabaska
Warwick
Kingsey
Lourdes
Parisville
Fortierville
Ste-Cecile-de-Levrard
Ste-Sophie-de-Levrard
Les Becquets
Batiscan-Station
Batiscan
Ste-Genevieve-de-Batiscan
Tourbage
St-Narcisse
Barrage St-Narcisse
Champlain
Red-Mill
Rivière-Gentilly
Gentilly
Marsoui
Sainte-Françoise
Villeroy
Lecleryille
Deschaillons-sur-St-Laurent
La Pérade
Rivière l'Espérance
Branche-Nord de la Rivière des Ormes
Rivière des Ormes
Rivière aux Glaises
Rivière du Chêne
Rivière Bulstrode
Rivière Gentilly Sud
Rivière Gentilly Sud-Ouest
Rivière Petite Yamaska Nord
Rivière Noire
Rivière Lacerte
Rivière Blanche
Rivière Bécancour
Rivière Nicolet
Rivière Nicolet-Sud-Ouest
Rivière Saint-François
Rivière Yamaska
Rivière Yamaska-Nord
Rivière Yamaska-Nord-Est
Rivière Yamaska-Sud-Est
Rivière Saint-Zéphirin
Rivière Saint-Pierre
Rivière Saint-Jean
Rivière Saint-Albert
Rivière Saint-Louis
Rivière Saint-Paul
Rivière Saint-Maurice
Rivière Saint-Etienne
Rivière Saint-Barnabé
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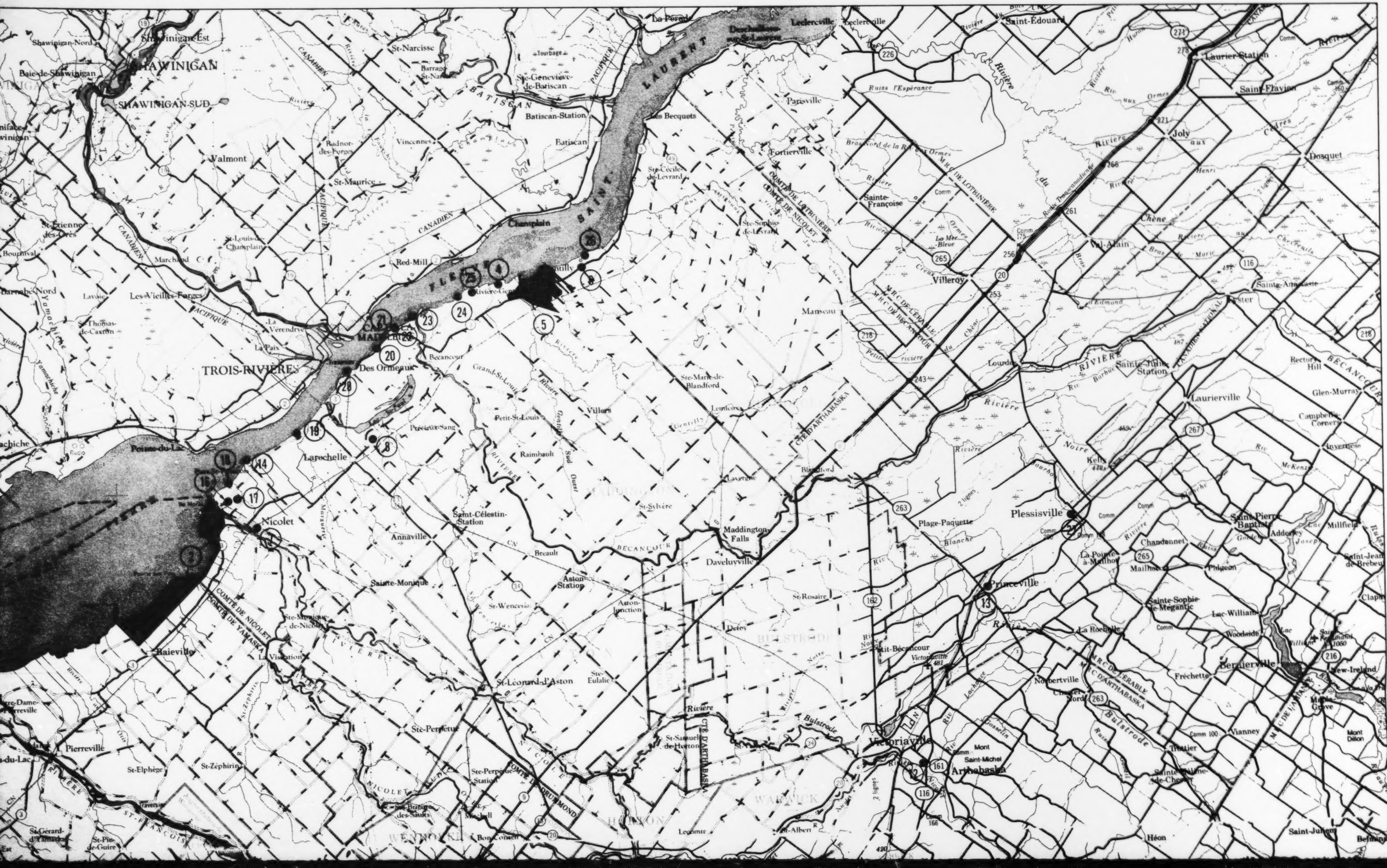
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Fortierville
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Ste-Sophie-de-Levrard
Champlain
Valmont
Vincennes
Radnor-des-Forges
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St-Étienne-des-Grès
Bournival
St-Louis-de-Champlain
Marchand
Red-Mill
Rivière-Ouelle
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TROIS-RIVIÈRES
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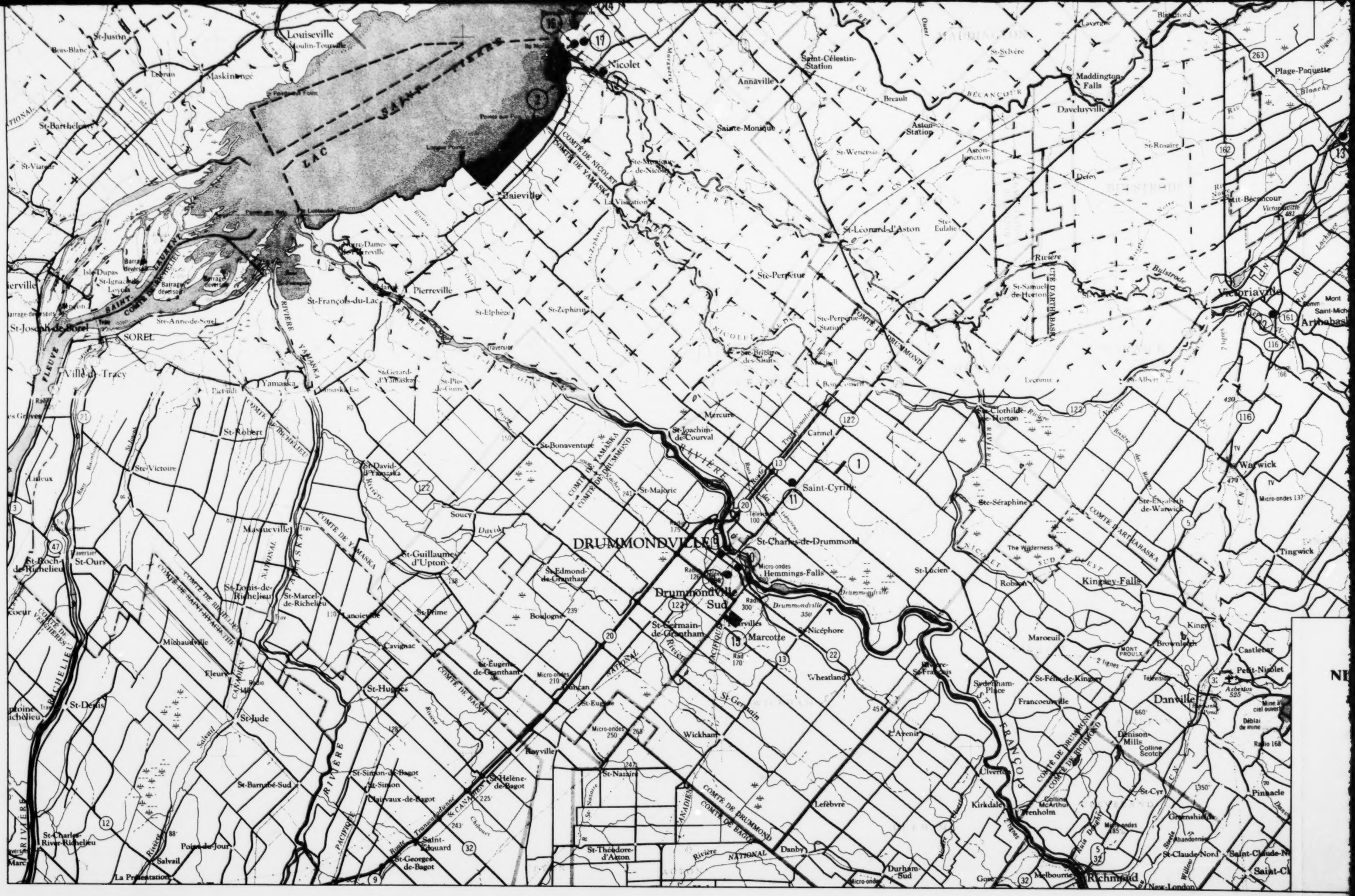
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Nicolet
Baieville
Pierreville
St-François-du-Lac
Ste-Anne-de-Sorel
SOREL
St-Joseph-de-Sorel
Isle-Dupas
St-Ignace-de-Loyola
Barrage déversoir
FLEUVE SAINT-LAURENT
COMTE DE NICOLET
COMTE DE YAMASKA
COMTE DE RICHELIEU
RIVIÈRE YAMASKA
Ville-de-Tracy
Yamaska
St-Robert
St-Gerard-d'Yamaska
St-Pie-de-Guire
St-Elphège
St-Zephirin
Traversier
St-Bonaventure
St-David-d'Yamaska
Ste-Victoire
Massueville
St-Roch-de-Richelieu
St-Ours
St-Denis-de-Richelieu
St-Marcel-de-Richelieu
St-Guillaume-d'Upton
Soucy
St-Prime
Boulogne
St-Edmond-de-Grantham
DRUMMONDVILLE
St-Charles-de-Drummond
Drummondville Sud
St-Germain-de-Grantham
Marieville
Cavignac
St-Eugène-de-Grantham
St-Hugues
St-Jude
St-Barnabé-Sud
St-Simon-de-Bagot
St-Simon
Chesterville
St-Hélène-de-Bagot
Saint-Edouard
St-Georges-de-Bagot
St-Théodore-d'Acton
Roxville
St-Nazaire
St-Majoric
Saint-Cyrille
Mercure
St-Joachim-de-Courval
Carmel
Ste-Perpétue
Ste-Brigide-des-Saults
St-Léonard-d'Aston
Ste-Eulalie
Aston-Station
Aston-Jonction
Saint-Célestin-Station
Annaville
Sainte-Monique
Ste-Monique-de-Nicolet
La Visitation
Ste-Séraphine
Ste-Elizabeth-de-Warwick
Kingsey-Falls
St-Lucien
Roxton
Maddington-Falls
Daveluyville
St-Rosaire
Plage-Paquette
Victoriaville
Warwick
Tingwick
Wheatland
Ste-Hélène-de-Kingsey
Maroeuil
Kingsey
Brownlelgh
Castlebar
Petit-Nicolet
Danville
Denison-Mills
Colline Scotch
St-Cyr
Kirkdale
Melbourne
Richmond
New-London
Saint-Claude
Pinnacle
Greenshields
Lefebvre
Danby
Durham-Sud
Wickham
St-Germain
St-Nicéphore
Marcotte
Drummondville 350
Micro-ondes Hemmings-Falls
Micro-ondes 137
Micro-ondes 185
Micro-ondes 210
Micro-ondes 250
Micro-ondes 268
Micro-ondes 300
Micro-ondes 360
Micro-ondes 454
Micro-ondes 474
Micro-ondes 525
Micro-ondes 650
Micro-ondes 1350
Radio 100
Radio 126
Radio 148
Radio 168
Radio 170
Radio 175
Radio 300
Télévision
Télécopieur
Téléphone
Mont Saint-Michel
Arthabaska
Déblai de mine
Mine à ciel ouvert
Abandonnée
Asbestos
Victoriaville
Drummondville
Sherbrooke
Trois-Rivières
Montréal
Québec
Ottawa
Toronto
Boston
New York
Chicago
Détroit
Cleveland
Buffalo
Pittsburgh
Minneapolis
Winnipeg
Vancouver
Seattle
Portland
San Francisco
Los Angeles
Salt Lake City
Denver
Dallas
Houston
Atlanta
Miami
Nouvelle-Orléans
Kansas City
St-Louis
Omaha
Edmonton
Calgary
Regina
Saskatoon
Halifax
Moncton
Saint-John
Charlottetown
Fredericton
Saint-John's
Whitehorse
Yellowknife
Iqaluit
Rankin Inlet
Churchill
Thompson
Kenora
Thunder Bay
Sudbury
North Bay
Timmins
Kapuskasing
Hearst
Moosonee
Cochrane
Kirkland Lake
Haileybury
Pembroke
Kingston
Belleville
Peterborough
Oshawa
Hamilton
London
Windsor
Kitchener
Waterloo
Guelph
Stratford
Sarnia
Owen Sound
Collingwood
Barrie
Orillia
Muskoka
Parry Sound
Huntsville
Gravenhurst
Bracebridge
Port Carling
Rosseau
Port Sydney
Utterson
Dwight
Baysville
Dorset
Algonquin Park
Whitney
Madawaska
Barry's Bay
Renfrew
Arnprior
Carleton Place
Almonte
Perth
Smiths Falls
Brockville
Prescott
Gananoque
Napanee
Picton
Trenton
Cobourg
Port Hope
Bowmanville
Whitby
Ajax
Pickering
Scarborough
Toronto
Mississauga
Brampton
Oakville
Burlington
Hamilton
St. Catharines
Niagara Falls
Welland
Port Colborne
Fort Erie
Niagara-on-the-Lake
Grimsby
Beamsville
Jordan
Vineland
Stoney Creek
Dundas
Ancaster
Waterdown
Flamborough
Georgetown
Acton
Milton
Guelph
Cambridge
Kitchener
Waterloo
New Hamburg
Wellesley
St. Jacobs
Elmira
Listowel
Mitchell
Stratford
St. Marys
Woodstock
Ingersoll
Tillsonburg
Simcoe
Port Dover
Delhi
Tilbury
Leamington
Kingsville
Amherstburg
Essex
Chatham
Wallaceburg
Sarnia
Petrolia
Wyoming
Forest
Strathroy
Glencoe
Dutton
Aylmer
St. Thomas
Port Stanley
Dunnville
Port Maitland
Caledonia
Cayuga
Hagersville
Simcoe
Port Rowan
Delhi
Tilbury
Leamington
Kingsville
Amherstburg
Essex
Chatham
Wallaceburg
Sarnia
Petrolia
Wyoming
Forest
Strathroy
Glencoe
Dutton
Aylmer
St. Thomas
Port Stanley
Dunnville
Port Maitland
Caledonia
Cayuga
Hagersville
Simcoe
Port Rowan

RÉGION DES BOIS-FRANCS
NICOLET–DRUMMONDVILLE–VICTORIAVILLE REGION
QUÉBEC

FEDERAL PROPERTY
PROPRIÉTÉ FÉDÉRALE

SCALE 1:250,000 ÉCHELLE

METRES 10000 0 10000 MÈTRES

Public Works Canada / Travaux publics Canada

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LÉGENDE DES PROPRIÉTÉS FÉDÉRALES
LEGEND OF FEDERAL PROPERTIES

RÉGION DES BOIS-FRANCS, QUÉBEC
BOIS-FRANCS AREA, QUEBEC

	Propriétaire et titre Owner Designation and Title		Adresse Address	Superficie (ha) Site Area (ha)
1.	Agr Agr	Station d'épreuve, contrôle d'aptitude des porcs Record of Performance Swine Test Station	740, 7e rang, St-Cyrille de Wendover 740, 7th Line, St-Cyrille de Wendover	37,0
2.	DN ND	Champ de tir et Garnison de Nicolet Rifle Range and Nicolet Garrison	Route 132, Nicolet et Nicolet-Sud Road 132, Nicolet and Nicolet-Sud	1814,96
3.	DN ND	Manège militaire Armoury	250, rue St-Louis, Drummondville 250 St-Louis Street, Drummondville	0,73
4.	EACL AECL	Centrale nucléaire Gentilly 1 Gentilly 1 Nuclear Plant	4900, boul. Bécancour, Gentilly, Bécancour 4900 Bécancour Blvd., Gentilly, Bécancour	Terrain loué/ leased land
5.	EACL AECL	Usine d'eau lourde de Laprade Laprade Heavy Water Plant	4160, boul. Bécancour, Centilly, Bécancour 4160 Bécancour Blvd., Gentilly, Bécancour	809,4
6.	GRC RCMP	Détachement de la GRC et logement RCMP Detachment and Residence	2 et 4, rue Newton, Drummondville 2 & 4 Newton Street, Drummondville	0,12
7.	PC CP	Immeuble de la SCP CPC Building	130, rue Panet, Nicolet 130 Panet Street, Nicolet	0,17
8.	PC CP	Bureau de Poste Post Office Building	17270, rue Gaudet, St-Grégoire, Bécancour 17270 Gaudet Street, St-Grégoire, Bécancour	0,06
9.	PC CP	Emplacement pour un bureau de poste Post Office Site	Boulevard Bécancour, secteur Gentilly, Bécancour Bécancour Blvd., Gentilly area, Bécancour	0,11
10.	PC CP	Édifice Hériot Hériot Building	507, rue Lindsay, Drummondville 507 Lindsay Street, Drummondville	0,32
11.	PC CP	Bureau de Poste Post Office Building	100, rue St-Louis, St-Cyrille de Wendover 100 St-Louis Street, St-Cyrille de Wendover	0,08
12.	PC CP	Immeuble de la SCP CPC Building	133, rue Saint-Jean-Baptiste, Victoriaville 133 Saint-Jean-Baptiste Street, Victoriaville	0,59
13.	PC CP	Immeuble de la SCP CPC Building	45, rue Saint-Jean-Baptiste, Princeville 45 Saint-Jean-Baptiste Street, Princeville	0,07
14.	P&O P&O	Quai Port Saint-François Port Saint-François Wharf	Lot 12, Saint-Jean-Baptiste-de-Nicolet Lot # 12, Saint-Jean-Baptiste-de-Nicolet	0,17
15.	SCC CSC	Institution Pénale Penal Institution	2025, rue Jean-de-Brébeuf, Drummondville 2025 Jean-de-Brébeuf Street, Drummondville	91,0

LÉGENDE DES PROPRIÉTÉS FÉDÉRALES
LEGEND OF FEDERAL PROPERTIES

RÉGION DES BOIS-FRANCS, QUÉBEC
BOIS-FRANCS AREA, QUEBEC

	Propriétaire et titre Owner Designation and Title		Adresse Address	Superficie (ha) Site Area (ha)
1.	Agr Agr	Station d'épreuve, contrôle d'aptitude des porcs Record of Performance Swine Test Station	740, 7e rang, St-Cyrille de Wendover 740, 7th Line, St-Cyrille de Wendover	37,0
2.	DN ND	Champ de tir et Garnison de Nicolet Rifle Range and Nicolet Garrison	Route 132, Nicolet et Nicolet-Sud Road 132, Nicolet and Nicolet-Sud	1814,96
3.	DN ND	Manège militaire Armoury	250, rue St-Louis, Drummondville 250 St-Louis Street, Drummondville	0,73
4.	EACL AECL	Centrale nucléaire Gentilly 1 Gentilly 1 Nuclear Plant	4900, boul. Bécancour, Gentilly, Bécancour 4900 Bécancour Blvd., Gentilly, Bécancour	Terrain loué/ leased land
5.	EACL AECL	Usine d'eau lourde de Laprade Laprade Heavy Water Plant	4160, boul. Bécancour, Centilly, Bécancour 4160 Bécancour Blvd., Gentilly, Bécancour	809,4
6.	GRC RCMP	Détachement de la GRC et logement RCMP Detachment and Residence	2 et 4, rue Newton, Drummondville 2 & 4 Newton Street, Drummondville	0,12
7.	PC CP	Immeuble de la SCP CPC Building	130, rue Panet, Nicolet 130 Panet Street, Nicolet	0,17
8.	PC CP	Bureau de Poste Post Office Building	17270, rue Gaudet, St-Grégoire, Bécancour 17270 Gaudet Street, St-Grégoire, Bécancour	0,06
9.	PC CP	Emplacement pour un bureau de poste Post Office Site	Boulevard Bécancour, secteur Gentilly, Bécancour Bécancour Blvd., Gentilly area, Bécancour	0,11
10.	PC CP	Édifice Hériot Hériot Building	507, rue Lindsay, Drummondville 507 Lindsay Street, Drummondville	0,32
11.	PC CP	Bureau de Poste Post Office Building	100, rue St-Louis, St-Cyrille de Wendover 100 St-Louis Street, St-Cyrille de Wendover	0,08
12.	PC CP	Immeuble de la SCP CPC Building	133, rue Saint-Jean-Baptiste, Victoriaville 133 Saint-Jean-Baptiste Street, Victoriaville	0,59
13.	PC CP	Immeuble de la SCP CPC Building	45, rue Saint-Jean-Baptiste, Princeville 45 Saint-Jean-Baptiste Street, Princeville	0,07
14.	P&O P&O	Quai Port Saint-François Port Saint-François Wharf	Lot 12, Saint-Jean-Baptiste-de-Nicolet Lot # 12, Saint-Jean-Baptiste-de-Nicolet	0,17
15.	SCC CSC	Institution Pénale Penal Institution	2025, rue Jean-de-Brébeuf, Drummondville	91,0

6.	GRC RCMP	Détachement de la GRC et logement RCMP Detachment and Residence	2 et 4, rue Newton, Drummondville 2 & 4 Newton Street, Drummondville	0,12
7.	PC CP	Immeuble de la SCP CPC Building	130, rue Panet, Nicolet 130 Panet Street, Nicolet	0,17
8.	PC CP	Bureau de Poste Post Office Building	17270, rue Gaudet, St-Grégoire, Bécancour 17270 Gaudet Street, St-Grégoire, Bécancour	0,06
9.	PC CP	Emplacement pour un bureau de poste Post Office Site	Boulevard Bécancour, secteur Gentilly, Bécancour Bécancour Blvd., Gentilly area, Bécancour	0,11
10.	PC CP	Édifice Hériot Hériot Building	507, rue Lindsay, Drummondville 507 Lindsay Street, Drummondville	0,32
11.	PC CP	Bureau de Poste Post Office Building	100, rue St-Louis, St-Cyrille de Wendover 100 St-Louis Street, St-Cyrille de Wendover	0,08
12.	PC CP	Immeuble de la SCP CPC Building	133, rue Saint-Jean-Baptiste, Victoriaville 133 Saint-Jean-Baptiste Street, Victoriaville	0,59
13.	PC CP	Immeuble de la SCP CPC Building	45, rue Saint-Jean-Baptiste, Princeville 45 Saint-Jean-Baptiste Street, Princeville	0,07
14.	P&O P&O	Quai Port Saint-François Port Saint-François Wharf	Lot 12, Saint-Jean-Baptiste-de-Nicolet Lot # 12, Saint-Jean-Baptiste-de-Nicolet	0,17
15.	SCC CSC	Institution Pénale Penal Institution	2025, rue Jean-de-Brébeuf, Drummondville 2025 Jean-de-Brébeuf Street, Drummondville	91,0
16.	TC TC	Aides à la navigation maritime Maritime Navigational Aids	16 - Lot 384, Saint-Jean-Baptiste-de-Nicolet	0,04
			17 - Lot 383, Saint-Jean-Baptiste-de-Nicolet	0,08
			18 - Lot 386, Saint-Jean-Baptiste-de-Nicolet	0,04
			19 - Lot 2, Saint-Jean-Baptiste-de-Nicolet	loué/leased
			20 - Lot 24, Bécancour	0,04
			21 - Lot 9, Bécancour	0,04
			22 - En face du lot 19/facing lot 19, Bécancour	-
			23 - Lot 500, Bécancour	0,24
			24 - Lot 34, Bécancour	Non disp./N/A
			25 - Lot 14, Bécancour	Non disp./N/A
			26 - Lot 76, Bécancour	0,04
27.	TPC PWC	Immeuble fédéral Federal Building	1800, rue Saint-Calixte, Plessisville 1800 Saint-Calixte Street, Plessisville	0,12
28.	TPC PWC	Quai et voie d'accès Wharf and Access road	Rue des Nénuphards, Ste-Angèle de Laval, Bécancour Des Nénuphards Street, Ste-Angèle de Laval, Bécancour	2,2

Note: 1. Cette carte a été produite à partir de cartes topographiques de dates différentes (1:500000) fournies par Énergie, Mines et Ressources.

The base map information was derived from topographic maps (various dates) (1:500000) supplied by Energy Mines and Resources.

2. L'information additionnelle sur les propriétés gouvernementales a été mise à jour en 1984.

Additional government property information is current as of 1984.

6.	GRC RCMP	Détachement de la GRC et logement RCMP Detachment and Residence	2 et 4, rue Newton, Drummondville 2 & 4 Newton Street, Drummondville	0,12
7.	PC CP	Immeuble de la SCP CPC Building	130, rue Panet, Nicolet 130 Panet Street, Nicolet	0,17
8.	PC CP	Bureau de Poste Post Office Building	17270, rue Gaudet, St-Grégoire, Bécancour 17270 Gaudet Street, St-Grégoire, Bécancour	0,06
9.	PC CP	Emplacement pour un bureau de poste Post Office Site	Boulevard Bécancour, secteur Gentilly, Bécancour Bécancour Blvd., Gentilly area, Bécancour	0,11
10.	PC CP	Édifice Hériot Hériot Building	507, rue Lindsay, Drummondville 507 Lindsay Street, Drummondville	0,32
11.	PC CP	Bureau de Poste Post Office Building	100, rue St-Louis, St-Cyrille de Wendover 100 St-Louis Street, St-Cyrille de Wendover	0,08
12.	PC CP	Immeuble de la SCP CPC Building	133, rue Saint-Jean-Baptiste, Victoriaville 133 Saint-Jean-Baptiste Street, Victoriaville	0,59
13.	PC CP	Immeuble de la SCP CPC Building	45, rue Saint-Jean-Baptiste, Princeville 45 Saint-Jean-Baptiste Street, Princeville	0,07
14.	P&O P&O	Quai Port Saint-François Port Saint-François Wharf	Lot 12, Saint-Jean-Baptiste-de-Nicolet Lot # 12, Saint-Jean-Baptiste-de-Nicolet	0,17
15.	SCC CSC	Institution Pénale Penal Institution	2025, rue Jean-de-Brébeuf, Drummondville 2025 Jean-de-Brébeuf Street, Drummondville	91,0
16.	TC TC	Aides à la navigation maritime Maritime Navigational Aids	16 - Lot 384, Saint-Jean-Baptiste-de-Nicolet	0,04
			17 - Lot 383, Saint-Jean-Baptiste-de-Nicolet	0,08
			18 - Lot 386, Saint-Jean-Baptiste-de-Nicolet	0,04
			19 - Lot 2, Saint-Jean-Baptiste-de-Nicolet	loué/leased
			20 - Lot 24, Bécancour	0,04
			21 - Lot 9, Bécancour	0,04
			22 - En face du lot 19/facing lot 19, Bécancour	-
			23 - Lot 500, Bécancour	0,24
			24 - Lot 34, Bécancour	Non disp./N/A
			25 - Lot 14, Bécancour	Non disp./N/A
			26 - Lot 76, Bécancour	0,04
27.	TPC PWC	Immeuble fédéral Federal Building	1800, rue Saint-Calixte, Plessisville 1800 Saint-Calixte Street, Plessisville	0,12
28.	TPC PWC	Quai et voie d'accès Wharf and Access road	Rue des Nénuphards, Ste-Angèle de Laval, Bécancour Des Nénuphards Street, Ste-Angèle de Laval, Bécancour	2,2

Note: 1. Cette carte a été produite à partir de cartes topographiques de dates différentes (1:500000) fournies par Énergie, Mines et Ressources.

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2. L'information additionnelle sur les propriétés gouvernementales a été mise à jour en 1984.

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